

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

85174583

The above space for recorder's use only

51072600  
Cook

## This Indenture Witnesseth, That the Grantor

FRANCIS M. LEWIS AND SUSAN MARIE LEWIS, his wife

of the County of Cook and the State of Illinois for and in consideration of

Ten Dollars & other valuable considerations (\$10.00) Dollars,

and other good and valuable consideration in hand paid, Conveys & Warrant unto DRIVERS

BANK OF CHICAGO, an Illinois banking association, of 47th Street and Ashland Avenue, Chicago, Illinois, its successor or successors as

Trustee under the provisions of a trust agreement dated the 26th day of August 1985 known as Trust

Number 85-085 the following described real estate in the County of Cook

and State of Illinois, to wit:

The North 30 feet of the South 60 feet of the East 125 feet of the West 158 feet of Lot 46 in the Subdivision of that part of the Southeast 1/4 of Section 8, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Tax No. 10-08-429-035 Common Address 5443 S. Menard Avenue

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth

All power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms to come, either with or without obligation, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate to, to donate to, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, to convey or to convey in trust, to lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the same, to fix the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it should be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register to issue in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

And the said grantors hereby expressly waive and release any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seal this 30th day of August 1985

FRANCIS M. LEWIS SUSAN MARIE LEWIS

State of ILLINOIS and for said County, the state aforesaid, do hereby certify that FRANCIS M. LEWIS AND SUSAN MARIE LEWIS, his wife

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead given under my hand and notarial seal this 30th day of August 1985

Sotary Public

Return to: Drivers Bank of Chicago BOX 138

This instrument was prepared by PHILIP K. GORDON, Atty. at Law 809 W. 35th St., Chgo, IL 60609

This space for addition rights and revenue stamps

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Property of Cook County Clerk's Office

DEPT-91 RECORDING \$11.00  
142222 TRAN 0944 09/04/85 14:56:00  
#0362 # B \*-85-174583

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BOX 138

**Deed in Trust**

WARRANTY DEED

ADDRESS OF PROPERTY

TO  
**Drovers Bank of Chicago**

TRUSTEE

8027 AP

