

UNOFFICIAL COPY

85 200 876

WARRANTY DEED IN TRUST

SEP 28 1985

85200876



Form 91 R 1 78

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors **LAWRENCE A. ABBOTT, and PATRICIA R. ABBOTT, his wife, as joint tenants**

of the County of **COOK** and State of **Illinois** for and in consideration of **TIN and NO/100ths** - - - - - Dollars, and other good and valuable considerations in hand paid, Convey and Warranty unto the **CHICAGO TITLE AND TRUST COMPANY**, a corporation of Illinois, whose address is **111 West Washington Street, Chicago, Illinois 60602**, as Trustee under the provisions of a trust agreement dated the **28th** day of **August** 1985, known as Trust Number **1086918** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot 20 in Forest Estates Unit No. 2, a Subdivision in the South East Quarter of the South West Quarter of Section 26, and the North East Quarter of Section 35, all in Township 42 North, Range 10, East of the Third Principal Meridian, according to plat thereof recorded June 25, 1965 as Document 19507781, in Cook County, Illinois.

SUBJECT TO: Covenants, easements, restrictions and building lines of record. Subject to general real estate taxes for the year 1984 and subsequent years.

PIN **02-26-313-001-0000**

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

Full power and authority is hereby granted to said trustee to acquire, manage, protect and subdivide said premises or any part thereof, to dedicate public streets, highways or alleys and to create any subdivision or part thereof, and to convey said property as often as desired, to contract to sell to grant options to purchase, as well as on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in title and to grant to such successor or successors in title all of the title, estate, powers and authority vested in said trustee to devote to, to lease, to mortgage, to purchase or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in his discretion or otherwise, by lease to commence in present or 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 in the case of several leases upon any terms and for any period or periods of time and to amend, change or modify any lease and the terms and provisions thereof at any time or times hereafter, to continue to make leases and to grant options to lease and to give to any lessee and option to purchase the whole or any part of the premises and to contract respecting the manner of using 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 connected appurtenant to said premises or any part thereof, to deal with said property and every part thereof in all other ways and for such other considerations as it would 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 connection with said premises, or in which 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 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, as 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, and 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 any amendment thereof and holding against all beneficiaries hereunder, that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that the conveyance in made to successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties and obligations of the trustee or their predecessors 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, profits and proceeds arising from the sale or other disposition of said real estate, and such interest in 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, profits and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar or title is hereby directed not to register or note 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 case made and provided.

And the said grantors hereby expressly waive and release any and all rights they may have under any law 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 grantor **S. Lawrence A. Abbott** and **Patricia R. Abbott** have hereunto set their hands and seal, this **28th** day of **August**, 1985.

Lawrence A. Abbott
LAWRENCE A. ABBOTT (Seal)

Patricia R. Abbott
PATRICIA R. ABBOTT, his wife (Seal)

THIS DOCUMENT PREPARED BY
BRUCE E. WOODRICK, LTD.
ATTORNEYS AT LAW
1000 NORTH ANTHONY MEMORIAL BUILDING
CHICAGO, ILLINOIS 60611
ALABAMA ABBOTT, ILL. 60611

11.00

This space for affixing Riders and Revenue Stamp Exempt transaction under Sec. 4(e) of the Ill. Real Estate Transfer Tax Act.

Patricia R. Abbott
Atty.

NO 79-66-69

85 200 876

I, **Patricia R. Abbott**, a Notary Public in and for said County, in the State of **Illinois**, do hereby certify that **LAWRENCE A. ABBOTT, and PATRICIA R. ABBOTT, his wife, as joint tenants**

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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this **28th** day of **August**, 1985.
Patricia R. Abbott
Notary Public

Form 91
After recording return to:
Box 333 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St., Chicago, Ill. 60602
Attention: Land Trust Department

336 Tall Trees Lane
Bolingbrook, Illinois 60467
For information only insert street address of above described property

BOX 333 - 74