

# UNOFFICIAL COPY



WARRANTY DEED IN TRUST

86458779 245386

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Helen Bugajski, a widow, of the County of \_\_\_\_\_ and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Warrant 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 5th day of September 19 86, known as Trust Number 1088931 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 1 and 2 of A. Proudfoot's Subdivision of Block 5 of the west half of the southeast quarter of section 6, township 39 north, range 14 east of the third principal meridian, in Cook County, Illinois

008711  
 REAL ESTATE TRANSACTION TAX  
 CHICAGO COUNTY  
 STAMP OCT-6'86  
 NO. 11426

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 OCT-6'86  
 \$ 17.50

Permanent Index No. 017-06-424-010-0000 S.B. ALL

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said property as often as desired, contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or 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 authority vested in said trustee, to donate, to dedicate, to mortgage, to lease or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, and upon any terms and for any term or terms 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 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 trust respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, or 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, easement appurtenant in said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for 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 above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or in 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, or be obliged to see that the terms of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and a 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, 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 thereto, (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 the same 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 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 grantor hereby expressly waives, surrenders and releases, and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor, aforesaid, hereunto set her hand and seal this 27th day of September 19 86.

Helen Bugajski (Seal)  
 Helen Bugajski (Seal)

State of Illinois } ss. I, James A. Stafford, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Helen Bugajski, a widow

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 27th day of September 19 86.

James A. Stafford  
 Notary Public

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE NOV-5'86  
 \$ 175.00  
 RB1172

Form 91

After recording return to:  
 Box 533 (Cook County only)  
 CHICAGO TITLE AND TRUST COMPANY  
 111 West Washington St., Chicago, Ill. 60602  
 Attention: Land Trust Department

1801 W. Augusta, Chicago, IL  
 For information only insert street address of above described property.

86458779  
 Document Number

# UNOFFICIAL COPY

EX-100-104



James Laurapp  
307 S. Halsted St.  
Chicago, Ill. 60606

Property of Cook County Clerk's Office

DEPT-01  
140002 TRAN 0067.10/06/86 13:57:00  
\$11.25  
COOK COUNTY RECORDER  
#1218 B \*86-458779

86458779

86458779

11<sup>00</sup> MAIL