

WARRANTY DEED IN TRUST

Form 16 10

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors BENY FABIANO and FILOMENA FABIANO his wife, and FRANK MAGNELLI and CARMELINA MAGNELLI his wife of the County of COOK and State of ILLINOIS for and in consideration of TEN (10) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto ALBANY BANK AND TRUST COMPANY N. A., a national banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the 15th day of September 1986, known as Trust Number 11-4375, the following described real estate in the County of Cook and State of Illinois, to-wit:

THE SOUTH 1/2 OF LOT 12 IN BLOCK 8 IN FREE'S ADDITION TO JEFFERSON, BEING A SUBDIVISION OF THAT PART SOUTH OF MAYNARD AVENUE OF THE SOUTHEAST 1/2 ( SOUTH OF THE INDIAN BOUNDARY LINE) OF SECTION 8, TOWNSHIP 40, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I. N. 13-08-430-035 Volume 327

Prepared by: Gerald Eisen 6300 N. River Rd Suite 314 Rosemont, IL 60018

DEPT-01 RECORDING T#3333 TRAN 5129 10/2/86 #8971 #A \*-86-4351 COOK COUNTY RECORDER

Section 4, Exempt under provisions of Paragraph 2, Real Estate Transfer Act \$11.00 10-21-86 Buyer, Seller, Representative Date

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 agreement set forth.

Full 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 resubdivide said property as often as desired, to 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 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 dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in person or by proxy, by leases 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 demise the term of 100 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 premises and to contract respecting the manner of fixing 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 will 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 to the application of any purchase money, rent, or money borrowed or advanced on said premises, or 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, 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 at such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

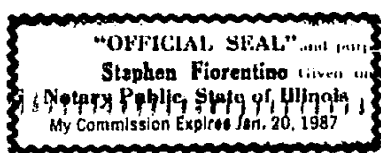
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance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

And the said grantor S hereby expressly waive and release any 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 on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hands and seals this 20th day of October 1986

Beny Fabiano (Seal) Filomena Fabiano (Seal) FRANK MAGNELLI (Seal) CARMELINA MAGNELLI (Seal)

State of Illinois } ss Notary Public in and for said County, in County of Cook } the state aforesaid, do hereby certify that BENY FABIANO AND FILOMENA FABIANO, HIS WIFE AND FRANK MAGNELLI AND CARMELINA MAGNELLI HIS WIFE



Stephen Fiorentino Notary Public

86490351 Document Number

# UNOFFICIAL COPY

COUNTY OF COOK, ILLINOIS

Property of Cook County Clerk's Office

86490351

COOK COUNTY CLERK'S OFFICE  
PROPERTY OF COOK COUNTY CLERK'S OFFICE

86490351