



COOK COUNTY, ILLINOIS
WARRANTY DEED IN TRUST FILED FOR RECORD

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Form 91 R 1/70

The above space for recorder's use only

7080 306 D3

Section 4
This space for affixing Rules and Revenue Stamps

Tommy Lee Wells
12/16/86

THIS INDENTURE WITNESSETH, That the Grantor **Tommy LEE WELLS, a bachelor**

of the County of **COOK** and State of **ILLINOIS** for and in consideration of **TEN AND 00/100** Dollars, and other good and valuable considerations in hand paid, Convey **S** and Warranty **S** 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 **27th day of September 1976**, known as Trust Number **1068554** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lots 1 and 2 in Resubdivision of Lots 1 and 2 in Block 3 in William Baker's Subdivision of Lots 21, 22, 23, 24 and 25 in Block 1, Lots 10, 11, and 12 in Block 2, and Block 3 in Washington Park, being Charles Hopkinson's Subdivision of that part of the East Quarter of Section 18, Township 37 North, Range 14, East of the Third Principal Meridian, lying west of Washington Heights Branch Railroad (with the exception of the Northeast corner thereof) also the East Half of the Southeast Quarter of the Northwest Quarter of said section 18, in Cook County, Illinois.

25-18-206-061
Common Address: **10500 South Walden Parkway, Chicago, Illinois P. I. N. 25-18-206-028-0000, 25-18-206-029-0000, 25-18-206-060-0000,**

TO HAVE AND TO HOLD the said premises with all appurtenances upon the trusts and for the uses and purposes herein and in and that 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 create any subdivision or part thereof, and to redivide 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 such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, purchase 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 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 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 in 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 easement 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 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 relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by, and trustee, be obliged to see that 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 charged 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, but 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 some amendment thereof and binding upon all beneficiaries, thereunder, and 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 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 the trustee or trustees in trust.

The interest of each and every beneficiary hereunder, and of all persons claiming under the trustee 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 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 or any 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 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 **S** and releases **S** 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 homestead, from sale on execution or otherwise.

In Witness Whereof, the grantor **Tommy Lee Wells** hereunto set his hand and seal this **14th** day of **November** 19**86**.

Tommy Lee Wells (Seal)
TOMMY LEE WELLS (Seal)

(Seal)
(Seal)

11.00

THIS DEED PREPARED BY: **James T. Moster 10020 S. Western, Chgo. IL**

State of **Illinois** }
County of **Will** } ss. **the undersigned,** a Notary Public in and for said County, in the state aforesaid, do hereby certify that **TOMMIE LEE WELLS, a bachelor**

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 **he** signed, sealed and delivered the said instrument as **his** 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 **14th** day of **November** 19**86**.

James T. Moster
Notary Public

Document Number
86600605

Form 91

After recording return to:
Box 533 (Cook County only)

OR
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St. / Chicago, Ill. 60602
Attention: Land Trust Department

10500 S. Walden Pkwy -
For information only insert street address of above described property.

Chicago Ill. 60643

HV

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LEGAL DESCRIPTION:

PARCEL 1:

Lots 1 and 2 in Resubdivision of Lots 1 and 2 in Block 3 in William Baker's Subdivision of Lots 21, 22, 23, 24 and 25 in Block 1 Lots 10, 11 and 12 in Block 2 and Block 3 in Washington Park being Charles Hopkinson's Subdivision of that part of the North East 1/4 of Section 18, Township 27 North, Range 14, East of the Third Principal Meridian lying West of Washington Heights Branch Railroad (with the exception of the North East corner thereof) also the East half of the South East 1/4 of the North West 1/4 of said Section 18, in Cook County, Illinois.

PARCEL 2:

Lots 3 and 4 in Block 2 in Baker's Subdivision aforesaid, East of the Third Principal Meridian, in Cook County, Illinois.

86600605

Property of Cook County Clerk's Office