

# UNOFFICIAL COPY

86043353

THIS INSTRUMENT WAS PREPARED BY  
**WARRANTY DEED IN TRUST**  
 of The South State Bank  
 of Chicago  
 7054 So. Jeffery Boulevard  
 Chicago, Illinois 60649

DEPT-01 RECORDING \$11.00  
 T#1111 TRAN 6837 01/30/86 15:45:00  
 #0467 # A \* -B6-043353

THIS INDENTURE WITNESSETH, That the Grantor Peter Padjen and Assunta Padjen, his wife of the County of Cook and State of Illinois for and in consideration of Dollars, and other good and valuable considerations in hand paid, Convey 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 16th day of Jan. 19 84, known as Trust Number 1084780 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 1 and 2 and Lot 3 (except the South 5 feet thereof) in Block 1 in Lewis Subdivision of the North 1/2 of Block 8 in Stave and Klemm's Subdivision of the North East 1/4 of Section 25, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County Illinois.

Tax No. 20-25-228-012  
 7400 S. Yates Chicago, Ill. 60649

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the use 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 or, 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, 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 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 in any way 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 invasion 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 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 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 the necessity or expediency of any act of said trustee, or be obliged or privileged to be put 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, (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 land 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 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 hereunto set their hand and seal this 24th day of Jan. 19 86.

(Seal) Peter Padjen (Seal)  
 (Seal) Assunta Padjen (Seal)

State of Illinois )  
 County of COOK ) ss. I, Mary C. McIntyre, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Peter Padjen and Assunta Padjen, 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 24th day of January 19 86

Mary C. McIntyre  
 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

MY COMMISSION EXPIRES APRIL 7, 1989  
 7400 South Yates  
 For information only insert street address of above described property.

Exempt under Real Estate Transfer Tax Act Sec 202  
 Par. 6 Cook County Ord. 95104 Par. 1  
 Date 1/24/86  
 86043353  
 This space for affixing Riders and Revenue Stamps  
 Document Number 86043353



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