

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

86083993

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Robert L. Bonner, a bachelor
of the County of COOK and State of Illinois, for and in consideration
of the sum of (\$10.00 Ten) Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and
Warrant S unto MATTESON-RICHTON BANK, a corporation duly organized and existing under the laws of the State of Illinois, and
duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement,
dated the 30th day of January 1986, and known as Trust Number 74-1169, the following
described real estate in the County of COOK and State of Illinois, to-wit:

Lot 29 and the South 6 feet 3 inches of Lot 30 in Block 19 in East
Washington Heights in Section 9, Township 37 North, Range 14, East of
the Third Principal Meridian, in Cook County, Illinois.

TAX# 25-09-305-016 vol. 457 ALL
RD
Commonly Known as: 9949 S. Parnell
Chicago, Illinois 60628

SUBJECT TO

Real Estate Tax # 25-09-305-016 vol. 457
TO HAVE AND TO HOLD the said real estate 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, alter, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or
alleys and to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to give options to purchase, to sell on any terms, to convey
either with or without consideration, to convey said real estate 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 real estate, or any part thereof, to lease said real estate, or any
part thereof, from time to time, in possession or reversion, by leases to commence in the present or in 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 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 give options to lease and options to renew leases and options to purchase the whole or any part of
the reversion and to contract respecting the manner of filing the amount of present or future taxes, to partition or to exchange said real estate, or any part thereof, for other real or per-
sonal 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 real estate or any part thereof,
and to deal with said real estate and every part thereof in all other ways and for such other purposes, in and to the full extent 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, con-
tracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, real or money borrowed or advanced on said
real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in
trust, in relation to said real estate shall be conclusive evidence in favor of every person including the Registrar of Titles of said county relying upon or claiming under any such con-
veyance 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 con-
veyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof; (c)
any, and binding upon all beneficiaries thereunder; (c) that said Trustee or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed,
lease, mortgage or other instrument and that 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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Columbus National Bank of Chicago, individually or as Trustee, nor its successor or successors
in trust shall in any event be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said
real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all
such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee or in connection with said real estate may be assumed
into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its
own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any contract, obligation or indebtedness except only
so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof) and persons and corporations whatsoever and
whosoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, profits and
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, the interest hereof being to vest in said Columbus
National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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
in removal, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made, provided, that said Trustee
shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in
accordance with the true intent and meaning of the trust.

And the said parties 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 redemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor Robert L. Bonner aforesaid ha- hereunto set
seal this 27th day of February 19 86.
Robert L. Bonner (SEAL) (SEAL) (SEAL)

State of IL, I, the undersigned a Notary Public in and for said County, in
County of Cook } ss. the state aforesaid, do hereby certify that Robert L. Bonner, a bachelor

personally known to me to be the same person whose name he subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that he
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 27 day
of February 1986

Notary Public

Return to:
Matteson-Richton Bank
Route 30 and Kosner Avenue
Matteson, IL 60443
ATTN: Trust Dept.

RECORDED FROM ILLIANA FINANCIAL, INC

For information only insert street address of above described property.

This Document prepared by:
Ernest Powell
8110 S. Cottage Grove
Chicago, Illinois #224-5600

X Rush 5108136 @

Property of Cook County

86083993

UNOFFICIAL COPY

3/22/86 11:28 AM



Property of Cook County Clerk's Office

. DEPT-01 RECORDING 11:28 AM
. T6222 TRAN 0011 03/04/86 11:28:00
. #0189 # B #-86-083993



mail to: Linda Edwards
9949 S. Parnell
Chicago, IL 60628

-86-083993