

# UNOFFICIAL COPY

3692548

## WARRANTY DEED IN TRUST

The above space for recorder's use only

**THIS INDENTURE WITNESSETH**, That the Grantor CHARLES G. KNIPPEN, a bachelor

of the County of Cook and State of Illinois for and in consideration  
 of ----- Ten and No/100 Dollars, and other good  
 and valuable considerations in hand paid, Conveys and [redacted] Quit-Claims unto the WESTERN  
 NATIONAL BANK OF CICERO, a National Banking Association, as Trustee under the provisions  
 of a trust agreement dated the 21st day of October 1985, known as  
 Trust Number 9645, the following described real estate in the County of Cook  
 and State of Illinois, to-wit:

Lot 2 in Block 6 in Kedzie Avenue Land Association Subdivision in the North  
 East 1/4 of Section 26, Township 39 North, Range 13, East of the Third  
 Principal Meridian, in Cook County, Illinois.

Permanent Index No. 16-26-229-023

86092548

**THIS INSTRUMENT WAS PREPARED BY**

Carol Ann Weber 5801 W. Cermak Rd.  
 Cicero, Ill. 60650

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trust 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 to 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 a 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, for any period or periods of time, not exceeding in the case of any single lease 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 at his 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 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 any 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.

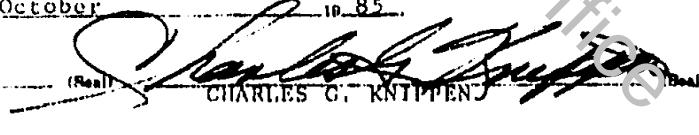
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to an application of any purchase money, rent, or money borrowed or advanced 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 was valid, subsisting and enforceable, and (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this indenture and in any amendment thereto 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 successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the, his or their predecessors 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 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 limitation", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, and releases, 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 aforesaid has hereto set his hand and seal this 21st day of October 1985.

  
 (Real) CHARLES G. KNIPPEN (Real)  
 (Real) (Real)

State of Illinois I, Dolores Parra, a Notary Public in and for said County, in  
 County of Cook the state aforesaid, do hereby certify that CHARLES G. KNIPPEN, a bachelor,

personally known to me to be the same person, whose name is [redacted] 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 JUNE 1986.

Notary Public

My Commission Expires Nov. 16, 1987

## GRANTEE'S ADDRESS:

Western National Bank of Cicero  
 5801 West Cermak Road, Cicero, Illinois 60650  
 Cook County Recorders Box #98

2502 South Spaulding  
 Chicago, IllinoisFor information only insert street address of  
 above described property.

EXCERPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4,  
 Illinois and section 1,  
 Cook County  
 WESTERN NATIONAL BANK OF CICERO  
 5801 W. Cermak Rd., Cicero, Ill.  
 A.V.P. 1-14-86

This space for affixing Riders and Revenue Stamps  
 E Section 200-1000 or under provisions  
 of law, or by order of the court or otherwise.  
 EXCERPT UNDER PROVISIONS OF PARAGRAPH F SECTION 4,  
 Illinois and section 1,  
 Cook County  
 WESTERN NATIONAL BANK OF CICERO  
 5801 W. Cermak Rd., Cicero, Ill.  
 A.V.P. 1-14-86

**UNOFFICIAL COPY**

8600922546

Property of Cook County Clerk's Office

DEPT-01 RECORDING #2236 # A \* -06-06-06-06  
T#1111 TRAN 1556 03/07/86 14:54:00  
411.00

//