

# UNOFFICIAL COPY

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## WARRANTY DEED IN TRUST

86255035

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s, **LOUISE FRAGHIA**, formerly known as Louise Pallante, a widow and not since remarried, and **ANTHONY COCCO** and **KATHRYN ANN COCCO**, his wife, 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, Convey and warrant unto the **WESTERN NATIONAL BANK OF CICERO**, a National Banking Association, as Trustee under the provisions of a trust agreement dated the **14th** day of **June** 19 **86**, known as Trust Number **9872**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot 20 of Lot 1 in Block 47 in the Canal Trustees' Subdivision of the West half and the West half of the North East quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-17-326-005 **H.W.**

**CAROL ANN WEDER**  
 Clerk of Cook County

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 approve, 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 said successors or successors in trust all of the title, estate, powers and authorities vested in said trustee, to dedicate, to mortgage, to lease, to 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 lease, 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 long term 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 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 money or assign any right title or interest in or about or easement appurtenant to said premises or any part thereof, and to do 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 do 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 execution of any part of any deed, mortgage, lease, contract or agreement or to be obliged to see that the terms of the trustee have been performed and he shall be relieved of any liability or responsibility of any act of said trustee, or be obliged or prohibited 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, and 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 all covenants or other covenants were executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement, and no agreement, deed, mortgage, lease, trust deed, mortgage or other instrument and 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 the trustee 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, 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 as 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 file in the certificate of title or duplicate thereof, or memorial, or 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 waives and releases any and all right or benefit under said **S** statute of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor **S** aforesaid have **ve** hereunto set their hand and seal this **14th** day of **June** 19 **86**.

*Louise Fraghia* (Seal) *Anthony Cocco* (Seal)  
 Louise Fraghia Anthony Cocco  
*Kathryn Ann Cocco* (Seal)  
 Kathryn Ann Cocco

I, **Benjamin J. Petrucci**, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Louise Fraghia, formerly known as Louise Pallante, a widow and not since remarried, and Anthony Cocco and Kathryn Ann Cocco, his wife,**

personally known to me to be the same persons **S** whose names **S** 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 **14th** day of **June** 19 **86**.

*Benjamin J. Petrucci*  
 Notary Public

GRANTEE'S ADDRESS  
 Western National Bank of Cicero  
 5801 West Cermak Road, Cicero, Illinois 60608  
 Cook County Recorder's Office

349 West Taylor Street  
 Chicago, Illinois 60607  
 For information only insert street address of above described property.

E  
 Illinois and Cook County  
 C. J. Hubert  
 1986-14-86  
 Notary Public  
 This space for filing Illinois and Revenue Stamp  
 EXEMPT under provisions of Section 17-17-326-005  
 of Paragraph  
 REGISTERED INSTRUMENT NO. 86255035  
 86255035  
 17-17-326-005

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Property of Cook County Clerk's Office

DEPT-01 RECORDING  
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#9764 # 4 \* 86-255035  
COOK COUNTY RECORDER