

WARRANTY Deed In Trust

This space for recorder's use only.

Grantor(s) VELMA F. DEWEY, f/n/a VELMA F. VEASEY married to KENNETH DEWEY and ANGELINE BALDASSERONI, WIDOW of the County of Cook and State of Illinois for and in consideration of the sum of TEN Dollars \$ 10.00 in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, 801 N. Clark Street, Chicago, Illinois 60610-3287, a national banking association, 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 20th day of June 19 86 and known as Trust Number 27828 the following described real estate in the County of Cook and State of Illinois

LOT 10 IN BLOCK 4 IN FAIRLAWN, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS PER PLAT RE-RECORDED JUNE 29, 1955, IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, as DOCUMENT NO. 16285188, IN COOK COUNTY, ILLINOIS.

PIN: 15-20-311-039 Vol. 169

SUBJECT TO:

covenants, conditions and restrictions of record.

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, or anyone else, to manage, 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 subdivide said real estate 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 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any lease to exceed 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 to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 encumbrance 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see, the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of said 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 to pledge to, or surety on, 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 conveyance, lease or other instrument, and that at the time of the delivery thereof the trust created by this Deed and by said Trust Agreement was in full force and effect, (but that such conveyance or other instrument, as aforesaid, in accordance with the trusts, conditions and limitations contained in this Deed and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, so that said Trustee, or any successor in trust, as duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and do the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are duly vested with all the title, estate, rights, powers, authorities, duties and obligations of, his, her or their predecessor in trust

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim of judgment for any amount of money 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 amendments thereof, 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 said Trustee in connection with said real estate may be entered 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 such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be held liable in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be held liable in the actual possession of the Trustee 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 the will of any of them shall be only in the earnings, as aforesaid, arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary thereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, as aforesaid, and proceeds thereof as aforesaid, the intention hereof being to vest in said The Cosmopolitan National Bank of Chicago, as Trustee, the entire legal and equitable title in fee simple, 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 memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the state, in such case made and provided

And the said grantor S hereby expressly waive and release and all right or hereafter under and by virtue of any and all laws of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise

IN WITNESS WHEREOF, the grantor S aforesaid have hereunto set their hand and seal on this 10th day of JULY 19 86

VELMA F. DEWEY, f/n/a VELMA F. VEASEY ANGELINE BALDASSERONI KENNETH DEWEY

State of Illinois County of Cook Notary Public VELMA F. DEWEY, f/n/a

VELMA F. VEASEY MARRIED TO KENNETH DEWEY AND ANGELINE BALDASSERONI, WIDOW

personally known to me to be the same person S whose name S 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

THIS DEED PREPARED BY: NICHOLAS M. SPINA, Attorney 221 N. LaSalle St. #1653 Chicago, IL 60601 Given under my hand and notarial seal this 11th day of JULY 19 86 Notary Public

COSMOPOLITAN NATIONAL BANK OF CHICAGO COOK COUNTY RECORDER'S BOX NO. 226 NORTH CLARK STREET CHICAGO, ILLINOIS 60610-3287 1942 Mandell, Westchester, IL Street address of above described property

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

DOCUMENT NUMBER 86293833

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MAIL TO

UNOFFICIAL COPY

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