

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
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WARRANTY-DEED IN TRUST

The above space for recorder's use only

Exempt under provisions of Paragraph e, Section 4,  
Real Estate Transfer Tax Act.

Date  
Buyer, Seller or Representative

THIS INDENTURE WITNESSETH, That the Grantor, **JOSEPH C. BALICH, a bachelor,**  
of the County of **Cook** and State of **Illinois**, for and in consideration  
of the sum of **TEN AND NO/100 - Dollars (\$ 10.00)**,  
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant  
unto **FORD CITY BANK AND TRUST CO.**, a banking 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  
**26th** day of **April**, **19 79**, and known as Trust Number **2217**, the following  
described real estate in the County of **Cook** and State of Illinois, to wit:

**12.00**

Lot 15 in Figura's Subdivision of that portion of the fractional West 1/2 of the Northeast 1/4 of Section 27, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Address of Property: Southeast Corner of Blackstone Avenue and Figura Drive, Justice, Illinois 60458

P. I. N. **19-27-209-004-0000**

SUBJECT TO **general real estate taxes for the year 1986 and subsequent thereto and subject to building lines and easement contained in Document No. 24595053.**

TO HAVE AND TO HOLD the said real estate with the appurtenances thereunto in 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, lease, and subdivide said real estate in any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof, and to result in the said real estate, with or without consideration, to convey said real estate, with or without consideration, to grant, to lease, to mortgage, to pledge or otherwise encumber said real estate or any part thereof, to lease said real estate, 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 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 grant options to lease 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 subdivide said real estate in any part thereof, to take real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or 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 acting in the same behalf 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 and with respect to or to whom said real estate or any part thereof shall be conveyed, or to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any monies hereunder, rent or money lawfully 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 affairs or business of any said said Trustee, or be obliged or privileged to interfere in any way with the business of said Trustee, 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 claiming under any such conveyance, lease 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 conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement and in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was duly appointed and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that the conveyance is made to a successor in trust that such successor in trust has been properly appointed and is fully vested with all the title, estate, rights, powers, authorities, duties and obligations of it, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither said Bank and Trust Co. individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything done by or for their agents or attorneys 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 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 expressly appointed for such purposes, or in the name of the Trustee, or its or their name, as Trustee of an express trust and not individually and the Trustee shall have no liability whatsoever with respect to any such contract obligation or indebtedness as aforesaid, and said Trustee shall be discharged 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, avails and proceeds 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 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, the intent in here being to vest in said Ford City Bank and Trust Co. 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 organized, 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 enacted, and 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 real estate is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives and releases any and all right of 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 of otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set his hand and seal this **1st** day of **August**, 19 **87**  
(SEAL) **Joseph C. Balich** (SEAL)  
Joseph C. Balich (SEAL)

State of **Illinois** }  
County of **Cook** } SS. **Diane L. Rice** a Notary Public in and for said County, in the state aforesaid, do hereby certify that **JOSEPH C. BALICH, a bachelor,**

personally known to me to be the same person whose name is 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 **1st** day of **August**, 19 **87**  
**Diane L. Rice**  
Notary Public

MAIL TO: FORD CITY BANK AND TRUST CO.  
7601 South Cicero Avenue  
Chicago, Illinois 60652

Southeast Corner of Blackstone Ave.  
and Figura Drive, Justice, IL. 60458

FORM NO. TD4

Box 15

For information only insert street address of above described property

Document Number

# UNOFFICIAL COPY

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Property of Cook County Clerk's Office

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
AUD. ID. 87  
1376  
RS. 10761

174737  
COOK  
CO. NO. 06

REAL ESTATE TRANSACTION TAX  
STAMP  
AUD. 10-87  
1375  
Cook County

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