

# UNOFFICIAL COPY

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## WARRANTY DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Rafael Torres and Maria Torres, 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 AFFILIATED BANK / WESTERN NATIONAL, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 25th day of July 1987, known as Trust Number 10381, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 31 in Block 7 in the Subdivision of Blocks 3,7,12 and 14 (except the North 187 feet of said block 14) in the Subdivision of the West 1/2 of the North East 1/4 in the West 1/2 of the South East 1/4 of the East 1/4 of Section 29, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as 2318 South 59th Avenue, Cicero, Illinois 60650

Permanent property # 16-29-209-030 A.E.O.

EXEMPT BY TOWN ORDINANCE TOWN OF CICERO BY [Signature] 11/5/87

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 improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any acquisition or part thereof, and to redivide 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, or convey said premises 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 property, or any part thereof, by lease said property, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future and subject to any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend any lease 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 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 rights, title or interest in or about or encumbrance 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 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 conclusively evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument; (c) 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 such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (d) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (e) 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, powers, authorities, duties and obligations of the, his 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, 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 limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor Rafael Torres and Maria Torres, hereunto set their hands and seals this 25th day of July, A.D. 1987.

X [Signature] (Seal) X Rafael Torres (Seal)
[Signature] (Seal) [Signature] (Seal)
Maria Torres (Seal)

This document was prepared by J. Gallagher, 3960 W. 26th St., Chicago, Ill. 60623

I, James R. Gallagher, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Rafael Torres and Maria Torres, his wife,

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 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 25th day of July 1987.

[Signature] Notary Public

2318 South 59th Avenue Cicero, Illinois 60650

GRANTEE'S ADDRESS:

Affiliated Bank/Western National 5801 West Cermak Road, Cicero, Illinois 60650 Cook County Recorders Box 899

For information only insert street address of above described property.

SECTION 4, Illinois and Cook County Affiliated Bank 7, Western National

This space for affixing Return and Reverse Stamp

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