



## WARRANTY DEED IN TRUST

Form 91 R 7/80

The above space for recorder's use only

UNOFFICIAL COPY

5 7 0 87067460

THIS INDENTURE WITNESSETH, That the Grantor Janet A. Fratia, a spinster

of the County of Troquois and State of Illinois for and in consideration of ten and no XX/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 10th day of July 1986, known as Trust Number 1088659 the following described Real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 34C in the 100 E. Walton Condominium as delineated on a survey of the following described Parcel: Parts of Lots 8, 9, 10, 11 and 12 in Moss' Subdivision of part of Lot 10 in the South 1/2 of Block 8 in Canal Trustees' Subdivision of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 24262435 and registered as Document No. LR 2990252; together with an undivided .30392 per cent interest in said Parcel (excepting from said Parcel all the property and space comprising all of the units thereof as defined and set forth in said Declaration and survey) in Cook County, Illinois. (Continued on reverse side hereof.)

100 E. Walton #34C  
PERMANENT TAX NUMBER: 17-03-207-061-1183 VOLUME NUMBER: 496

TO HAVE AND TO HOLD the said premises with the appurtenances to 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 parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to reallocate 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 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, in perpetuity or for a term, by leases to commence in the present or future, and upon 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 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, convey or assign any right, title or interest in or about or 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 the 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 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 or in some amendment thereof 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 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 its, 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 to be 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 provided.

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 grantor hereby expressly waives 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 aforesaid has hereunto set her hand and seal this 2nd day of Feb 1987.

(Seal)

*Janet A. Fratia*  
(Seal)

(Seal)

(Seal)

THIS INSTRUMENT WAS PREPARED BY:

Patricia M. Cronin  
135 South LaSalle, Suite 4200  
Chicago, Illinois 60603

State of Illinois  
County of Cook

ss.

I, David M. Nelson a Notary Public in and for said County, in the state aforesaid, do hereby certify that Janet A. Fratia, a spinster

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 she signed, sealed and delivered the said instrument as her 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 2nd day of February 1987.

*David M. Nelson*  
Notary Public

After recording return to  
Box 533 (Cook County only)

CHICAGO TITLE AND TRUST COMPANY  
111 West Washington St./Chicago, Ill. 60602  
Attention: Land Trust Department

For information only, street address of  
above described property.

This space for affixing Rulers and Revenue Stamps

Document Number

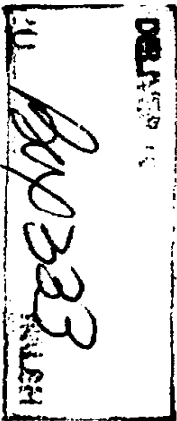
transfer stamps affixed  
to doc # 3588917

87067460

# UNOFFICIAL COPY

Subject to: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) mortgage or trust deed specified below, if any; (g) general taxes for the year 1986-1987 and subsequent years; (h) installments due after the date of closing assessments established pursuant to the Declaration of Condominium.

Property of Cook County Clerk's Office



3588917

1987 FEB -3 11 12 59

HARRY (BUD) YOURSIE  
REGISTRAR OF TITLES

3588917

1295694

22

DEPT-01 RECORDING  
#82332 TRAN 02/03/87 16 18 00  
\* 87-057460  
COOK COUNTY RECORDER

87067460

1100