

UNOFFICIAL COPY

WARRANTY-DEED IN TRUST

87097191

DEC 19 1986

86609057

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, Sell and Warranty S 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 1979, and known as Trust Number 2217, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 46 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: West side of Figura Drive North of 75th St. Justice, Illinois 60458

P.I.N. 18-27-209-015-0000

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, unto the trustee, 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 real estate of any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 in such successor or successors in trust all 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 single demise the term of 99 years, and to renew or extend 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 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 divide 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 casement 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 to 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 this trust have been complied with, or be obliged to inquire into the fulfillment, expediency 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, 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.

This conveyance is made upon the express understanding and condition that neither Ford City 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 in or about the deed 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 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, 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, any and all such liability being hereby expressly waived and released.

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 intention 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 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 revised, 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 in or about the registered lands 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 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 his hand and seal this 13th day of December 1986. (SEAL) Joseph C. Balich (SEAL) Joseph C. Balich (SEAL)

State of Illinois } I, Dolores M. Gray a Notary Public in and for said County, in County of Cook } SS. 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 13th day of December 1986.

Dolores M. Gray Notary Public

GRANTEE

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

West side of Figura Drive North of 75th Street Justice, Illinois 60458

FORM NO. TD4

For information only insert street address of above described property

Box 134

This Instrument Being Recorded for the sole purpose of clearing the title of the Deed

This space for affixing Rubens and Revenue Stamps

87097191

Document Number

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Property of Cook County Clerk's Office

11.00

DEPT-01 RECORDING \$11.
T#3333 TRAN 3982 02/18/87 15:35:00
#7959 #A *-87-097191
COOK COUNTY RECORDER

COOK COUNTY
11492
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE = 13.00
DEC 19 '86
P.B. 10761

040637
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP = 13.00
DEC 19 '86
P.B. 11430