

Box 156

UNOFFICIAL COPY

WARRANTY-DEED IN TRUST

87121404

The above space for recorder use only

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.
Date 2-13-87
Buyer, Seller or Representative
SUSAN LESUS, Notary Public

THIS INDENTURE WITNESSETH, That the Grantor, **Mary K. Nowak** divorced and not since remarried, of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **10.00** Dollars (\$ **10.00**), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey **S** 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 **14th** day of **FEBRUARY**, 19 **74**, and known as Trust Number **724**, the following described real estate in the County of **Cook** and State of Illinois, to wit:

Lot 1 and the North 1/2 of Lot 2 in Mary F.S. Worchester's resubdivision of Lots 20 to 29 in Block 6 in D.M. Fredericksen's subdivision of Blocks 1,2,3,5,6,7 and 8 in Clyde Third Division A Subdivision of the East 1/2 of the East 1/2 of the South West 1/4 of Section 29, Township 39 North, Range 13 East of the Third Principal Meridian, Cook County Illinois

PIN: 16-29-322-048-0000 **FLO McALL**
2830 S. 60th Ct.
Cicero, Il. 60650

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SUBJECT TO

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 to improve, lease, mortgage, and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of 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 trustee, or to a successor in trust and to grant to such successors or trustees in trust all the title, estate, powers and authorities vested in said Trustee to dedicate, to mortgage, to pledge, or to 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 on 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, not exceeding in the case of any single demise the term of 99 years 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 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 using the amount of present or future rental, 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 in connection with 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 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 moneys, rents or moneys borrowed or advanced on said real estate, or be obliged to see that 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 claiming the Registrar of Titles of said County, relying upon any such conveyance, lease or other instrument, that at the time of the delivery thereof the trusts created by this Indenture and by said Trust Agreement were fully in force and effect, but that such conveyance, lease or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, as that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that the conveyance is made to a successor or successors in trust that such successor or successors must 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.

This conveyance is made upon the express understanding and condition that neither Ford City Bank and Trust Co. nor its successors or successors in trust shall incur any personal liability or be subject to any claim, judgment or decree for anything done or omitted by them or their agents, in connection with this deed, or for any debts or liabilities 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 attorneys in fact, hereby expressly appointed for such purposes, or in the election of the Trustee, in its own name, as Trustee of an express trust and individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the true property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations, whatsoever and whatsoever shall be charged 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, assets and proceeds arising from the sale of 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, assets and proceeds thereof as aforesaid, the intention hereby 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 any provision, and said Trustee shall not be required to produce the said Agreement or copy thereof, or any extracts therefrom, as evidence, that any transfer, charge or other dealing involving 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 her hand and seal this **13th** day of **Feb.**, 19 **87**.
Mary K. Nowak (SEAL)
Mary K. Nowak (SEAL)

State of **Ill** }
County of **Cook** } SS I, **SUSAN LESUS**, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Mary K. Nowak**, divorced and not since remarried

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 notary seal this **13th** day of **Feb.**, 19 **87**.
Susan Lesus
Notary Public

"OFFICIAL SEAL"
SUSAN LESUS, Notary Public
Cook County, State of Illinois
My Commission Expires 3/11/87

Prepared by:
Susan Lesus, Attorney
6122 W. Cermak, Cicero, Il. 60650
GRANTEE

2830 S. 60th Ct., Cicero, Il. 60650

FORD CITY BANK and Trust Co.
A COLE TAYLOR BANK

Box 156

This space for affixing Riders and Revenue Stamps

EXEMPT BY TOWN ORDINANCE TOWN OF CICERO

Document Number

