

DEED IN TRUST WARRANTY DEED

87139989

Carol EIF S112630/

THIS INDENTURE WITNESSETH, That the Grantor, s Felice Fortunato a/k/a Anthony Fortunato and Maria Fortunato, his wife, as joint tenants with right of survivorship and not as tenants in common, of the county of Cook and State of Illinois for and in consideration of --Ten and no/100 (\$10.00)-----Dollars, and other good and valuable considerations in hand, paid, Convey and Warranty unto the ITASCA BANK & TRUST CO., 308 W. Irving Park Road, Itasca, Illinois 60143, an Illinois Corporation, as Trustee under the provisions of a trust agreement dated the 26th day of February 1987 and know as Trust Number 10454 the following described real estate in the County of Cook and State of Illinois, to wit:

DEPT-91 RECORDING \$11.25
TRAN 0240 03/12/87 10:01:00
#3967 # D * - 2 2 2 2
COOK COUNTY RECORDER
The above space for recorder's use only

Parcel 1: Lot 5 in R. Latoria Industrial Subdivision, being a Subdivision in the Northeast 1/4 of Section 4, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for Ingress and Egress for the benefit of Parcel 1 as shown on the Plat of R. Latoria Industrial Subdivision and as contained in the Declaration recorded as Document Number 85-184237.

Permanent Index No. 15-04-203-007 A70

This Document Prepared by:
Jack Mensching
308 W. Irving Park Rd.
Itasca, Illinois 60143

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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 subdivision or part thereof and to resubdivide said property as often as desired, to contract to sell, to grant options, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber, to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from this disposition of the premises; the intention hereof being to vest the said ITASCA BANK & TRUST CO., the entire legal and equitable title in fee, in and to all of the premises above described.

This conveyance is made upon the express understanding and condition that neither ITASCA BANK & 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 it or they or its 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 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 netered into by it in the name of the beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

And the said grantor s 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 s aforesaid have hereunto set their hand and seal this 26th day of February 19 87

Felice Fortunato a/k/a Anthony Fortunato (SEAL) Maria Fortunato (SEAL)

COUNTY OF DuPage } ss
STATE OF ILLINOIS

I, John M. Trippi a Notary Public in and for said County, in the State aforesaid do hereby certify that Felice Fortunato a/k/a Anthony Fortunato and Maria Fortunato personally known to me to be the same person s whose name s are s 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 expressed, including the release and waiver of the right of homestead.

Witness my hand and Notarial seal this 26th day of February A.D. 19 87
My Commission Expires June 5, 1988 John M. Trippi Notary Public

Please mail to
ITASCA BANK & TRUST CO.
308 W. Irving Park Road
Itasca, Illinois 60143

2901 W. Soffel
Melrose Park, Illinois

For information only insert street address of described property

EXEMPT UNDER PROVISIONS OF PARAGRAPH E

SECTION 1.04 ALIENATE TRANSFER TAX ACT

John M. Trippi 2/26/87
BUYER, SELLER OR REPRESENTATIVE

87-139989

87-139989

11 00 MAIL

UNOFFICIAL COPY

TRUST No _____

DEED IN TRUST
(WARRANTY DEED)

TO
ITASCA BANK & TRUST CO.
TRUSTEE

ITASCA BANK & TRUST CO.
ITASCA, ILLINOIS

FORM 18048 BANKTRUST, INC.

Property of Cook County Clerk's Office

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