

UNOFFICIAL COPY

88410986

WARRANTY DEED IN TRUST

1988 SEP - 7 AM 11 50

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CCSY
09-11-88

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THIS INDENTURE WITNESSETH, That the Grantor, Ann M. Garich, a single person, of the County of DuPage 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 and Warrant S unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 2nd day of July 1088, and known as Trust Number 88-07-5539, the following described real estate in the County of Cook and State of Illinois, to-wit:

The west 10 feet 7 1/4 inches of Lot 105, all of Lot 106 and the east 10 feet of Lot 107 in Block 11 in Austin's Addition to Austinville, being a subdivision of the east 15 acres of the north west 1/4 of the north east 1/4 of Section 8, Township 39 North, Range, 13, East of the Third Principal Meridian in Cook County, Illinois.

SUBJECT TO: General taxes for the year 1983 and subsequent years and all taxes, special assessments and special taxes levied after the date hereof, the rights of all persons claiming by, through or under Purchaser; easements of record and party-wall agreements, if any; building, building line and use or occupancy restrictions, conditions and covenants of records, and bulding and zoning laws and ordinances; roads, highways, streets and alleys, if any; existing leases.

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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, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, 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, to execute or to execute by attorney, to commence in law or in equity, or in 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals, in 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 enjoyment of 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 do with the same, whether similar to or different from the 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 satisfaction 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 authority, 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, 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, (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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) 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 (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.

This conveyance is made upon the express understanding and condition that neither the Midwest Bank and Trust Company, 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 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 may be entered into by it in the name of the then 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 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, 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 hereof being to vest in said Trust Agreement Bank and Trust Company 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 a note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or "and of similar import, in accordance with the statute in such case made and provided, 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 involving the registered land 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 11th day of July 1088

(SEAL) Ann M. Garich (SEAL)

State of Illinois)
County of DuPage) SS. She Undersigned a Notary Public in and for said County, in person, is the state aforesaid, do hereby certify that Ann M. Garich, a single person, is

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 7th day of September 1988.

Rosemarie G. Strojny
Notary Public

Midwest Bank and Trust Company
Elmwood Park, Illinois
1606 N. HARLEM AVE

5803, 5805, 5807 W. Chicago Ave
Chicago, IL 60644
For information only insert street address of above described property.

BOX 333

"OFFICIAL SEAL"
ROSEMARIE G. STROJNY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/2/90

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
21.25

COOK COUNTY
REAL ESTATE TRANSFER TAX
21.25

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
318.75

12.00

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

5803, 5805, 5807 W. Chicago Ave.

OFFICIAL SEAL
ROSEMARIE G. STROJNY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/2/90

BOX 333

State of Illinois
County of DuPage
Person, IS
Ann M. Garsch, a single
person, IS

In witness whereof, the grantor, her hand and seal, this 27th day of September, 1988.

In witness whereof, the grantor, her hand and seal, this 27th day of September, 1988.

In witness whereof, the grantor, her hand and seal, this 27th day of September, 1988.

In witness whereof, the grantor, her hand and seal, this 27th day of September, 1988.

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.

Prepared by: William A. Kindorf III,
Treasler, Soderstrom, Maloney & Press,
2100 Manchester Road, Ste. 950, Wheaton,
IL 60187

Permanent Index No. 16-08-201-010-000 Vol. 548
Address: 5803, 5805, 5807 West Chicago Avenue, Chicago, IL 60644

of the County of DuPage and State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$ 10.00),

THIS INDENTURE WITNESSETH, That the Grantor, Ann M. Garsch, a single Person,

existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and

and Warrant S into MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and

WARRANTY DEED IN TRUST
1988 SEP - 9 AM 10:50
COOK COUNTY CLERK
68410986

12.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
318.75

COOK COUNTY
REAL ESTATE TRANSACTION TAX
21.25

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
21.25

COOK COUNTY CLERK
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