

UNOFFICIAL COPY

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WARRANTY DEED IN TRUST

DEPT-91 RECORDING \$12.00
#12222 TRAN 7442 03/24/88 13 47 00
#2042 # B * -88 - 12 17 69
COOK COUNTY RECORDER

Form 91 R 2/80

The above space for recorder's use

THIS INDENTURE WITNESSETH, That the Grantor, DOROTHY A. BISCHOFF, a widow

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, 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 23rd day of MARCH 1988 known as Trust Number 1091422 the following described Real estate in the County of COOK and State of Illinois, to-wit:

Lot 7 in W. D. Kerfoot's and Company's Subdivision of that part of the North 20 acres of the East Half of the Northeast Quarter of the Northwest Quarter of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, lying South of South line of North 33 feet of the South Quarter the East Half of the Northeast Quarter of the Northwest Quarter of Section 21, together with the North 30.65 feet of Lot 2 in Circuit Court Commissioner's Partition of the South Half of the Northeast Quarter and the East Half of the East Half of the Northwest Quarter (except the North 20 acres thereof) in Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT TAX NUMBER: 13-21-115-014-0000 *DJA* VOLUME NUMBER: 347

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 and alleys and to vacate any subdivision or part thereof, and to subdivide 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, in fee, in possession or reversion, to lease to commence in 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 thereof, to convey and to contract respecting the manner of living 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 receipt or disbursement 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 trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, (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, assets and proceeds arising from the sale or 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.

If the title to any of the above lands is now or hereafter registered in the Register of Deeds, it is hereby directed not to appear 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, surrenders and releases any and all right of 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.

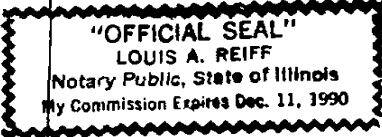
In Witness Whereof, the grantor, *Dorothy A. Bischoff* hereunto has hereunto set her hand and seal this 23rd day of MARCH 19 88

Dorothy A. Bischoff (Seal) *Louis A. Reiff* (Seal)
DOROTHY A. BISCHOFF (Seal) LOUIS A. REIFF (Seal)

THIS INSTRUMENT WAS PREPARED BY:
Louis Reiff, Attorney
1 N. LaSalle, Suite 2120
Chicago, IL 60602

State of Illinois, I, the undersigned, a Notary Public in and for said County, in County of Cook, do hereby certify that DOROTHY A. BISCHOFF, a widow

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 day of March 19 88



Louis A. Reiff
Notary Public

After recording return to Box 533 (Cook County only) OF CHICAGO TITLE AND TRUST COMPANY 111 West Washington St./Chicago, Ill. 60602 Attention: Land Trust Department 5219 W. Berenice Avenue, Chicago, IL

Exempt under Real Estate Transfer Tax Act Sec. 4 Par. 1 & Cook County Ord. 95104 Par. 1
Date 3-24-88
L. A. Reiff
88121769

Document Number 88121769