

## WARRANTY DEED IN TRUST

UNOFFICIAL COPY

38133788

STATE OF ILLINOIS

NOTARY PUBLIC

JANUARY 1988

150.00

150.00

The above space for recorder's use only

Form #105-CSP Corp

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAXDRAFT  
REVENUE  
RECEIVED

FEB 9 1988

THIS INDENTURE WITNESSETH, That the Grantor, Virginia Curtis and James Lichon

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, 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 23rd day of March 1988 and known as Trust Number 28554 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 21 and 22 in Block 8 in Elston's addition to Chicago, a subdivision of Section 4 and 5, Township 39 North, Range 14, east of the third Principal meridian, in Cook County, Illinois.



88133788

Purchased by  
STEVEN GROSS, APT.  
19 S LA SALLE  
SU 300  
CHICAGO, IL 60603

## PROPERTY INDEX NUMBERS

G.H.O. REC'D.

0 5 - 4 1 1 6 - 0 1 3 - 0 0 0 0

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in the Trust Agreement set forth.

This power and authority is hereby granted to said Trustee to appropriate, manage, protect and subdivide said real estate or any part thereof, to divide, partition, divide, subdivide, or sell, in whole or in part, any land or building or part thereof, and to resubdivide said real estate as often as desired, or to contract to sell, or to grant options to purchase, to said Trustee, or to convey either with or without consideration, to others, said real estate or any part thereof to said Trustee, or to any other person, firm, corporation, or association, or to any other person, firm, corporation, or association, to have and real estate, or any part thereof, from time to time, in accordance with the terms of this instrument, by lease or otherwise, or to otherwise transfer, or to sell, or to grant options to sell, or to lease, or to grant options to lease, and to renew, or extend leases upon any terms and for any period or periods of time, and in amount, change or modify leases and the terms and conditions thereof at any time or times thereafter, to contract to make leases and to grant options to renew leases and options to purchase the whole or any part of the reversion, and to contract respecting the number of shares of present or future income to purchase the whole or any part of the reversion, or to exchange or contract for other real or personal property, to grant easements or charges of any kind, to partition or to exchange real estate, or any part thereof, for other real or personal property, to grant covenants or charges of any kind, to lease, or to assign any right, title or interest in or about or easement or covenant 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 uses above specified, at any time or times hereinafter.

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, or be obliged to sue to the acquisition of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to sue that the terms of this trust have been complied with, or be obliged to institute into the authority, hierarchy or capacity of any act of said Trustee, or be obliged or entitled to institute into any of the terms of said Trust Agreement, and every deed, trust, or 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 dealing with the rights of said Trustee by reason of this instrument, and it is agreed that at the time of the delivery of the trust created by this instrument and by said Trust Agreement was in full force and effect, that each beneficiary or other holder of a right, title or interest in or about or easement or covenant to said real estate and to said Trust Agreement or to any amendment thereto, in accordance with the terms and conditions contained in the indenture and to said Trust Agreement or to any amendment thereto, of any, and holding out all modifications thereto, to the said Trustee, or any successor in trust, who is also authorized and empowered to execute and do every such deed, trust, deed, mortgage, or other instrument and acts of the consequence to the said Trustee or successors in trust, that such successor or successors in trust, shall be fully exonerated and held blameless with all the title, estate, rights, powers, authorities, duties and obligations of said Trustee and his predecessors in title.

The performance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, nor its agents or attorneys may do or omit to do or omit the said real estate or under the provisions of said Trust Agreement or any amendment thereto, or for income to retain or property happening in or about said real estate, and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or accrued out of or in connection with said real estate may be entered into by or in the name of the then beneficiaries under said Trust Agreement as the same may be held 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.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under, or by, or of 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 no beneficiary is hereby exonerated to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, or to said real estate at part, but only an interest in the earnings, assets and proceeds as aforesaid, the intention hereof being to vest in said The Cosmopolitan National Bank of Chicago 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 the same in the name of the donee or donees thereof, or mortmain, the words "in trust" or "in joint tenancy" or "with limitations" or the like, or any other language in contradistinction to the title as it may be and then and said Trustee shall not be required to produce the same or any instrument or agreement with the trustee, as such case made and born and said Trustee shall not be liable for any transfer, charge or other dealing involving the registered title in accordance with the true intent and meaning of the trust.

Grantor and grantee 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, Steven J. Gross, have hereto set their hands and seals this 19th day of January 1988.

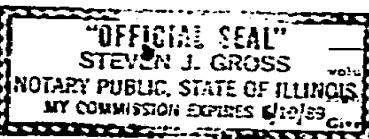
VIRGINIA CURTIS

(SEAL)

Steven J. Gross

(SEAL)

State of Illinois : Steven J. Gross : Notary Public in and for said County, to the state aforesaid, do hereby certify that Virginia Curtis and James Lichon



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 they signed, sealed and delivered the said instrument as their voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Under my hand and notarial seal this 19th day of January 1988

Notary Public

This Deed Must be Returned to:

The Cosmopolitan National Bank of Chicago  
Box No. 2261111 FIFTH ST., CHICAGO, IL 60622  
For information only insert street address of above described property.

# UNOFFICIAL COPY

88133788

Property of Cook County Clerk's Office  
88133788

COOK COUNTY RECORDER  
#4594 # A - 88-133788  
TR1111 TRAN 7062 93/31/88 14:21:00  
DEPT-A1 RECORDING \$12.00

88133788