

WARRANTY DEED IN TRUST

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This Document prepared by JUDITH B. PETRUCCI, Atty. 7949 West Ogden Avenue Lyons, Illinois 60534

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s), MARY ANN J. VLACH, divorced and not since remarried, of the County of Cook 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 consideration, receipt of which is hereby duly acknowledged, Convey(s) and Warrant(s) unto the First American Bank of Riverside, an Illinois 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 16th day of February, 19 88, and known as Trust Number 8808, the following described real estate in the County of Cook and State of Illinois, to-wit: Parcel No. 1: Unit 102 together with its undivided percentage interest in the common elements in County Club Condominium apartments building "C", as delineated and defined in the declaration recorded as Document No. 22352327, in the Northeast 1/4 of Section 20, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. Parcel No. 2: Easements for ingress and egress for the benefit of Parcel 1 as set forth and defined in Document No. 22352327, in Cook County, Illinois.

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Permanent Index Number: 18-21-201-032-1002 SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the covenants, upon the trusts, and for the use 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 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 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 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 in 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 and to amend, change or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease 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, 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 easement appurtenant 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 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 purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this deed 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 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 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 the First American Bank of Riverside 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 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 real estate is in accordance with the true intent and meaning of the trust.

And the said grantor 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 as aforesaid has hereunto set her hand and seal this 16th day of February 19 88

(SEAL) x Mary Ann J. Vlach (SEAL) MARY ANN J. VLACH (SEAL)

State of ILLINOIS County of C O O K } ss. I, JUDITH B. PETRUCCI a Notary Public in and for said County, in the state aforesaid, do hereby certify that

"OFFICIAL SEAL" Judith B. Petrucci Notary Public, State of Illinois My Commission Expires Jan. 13, 1989

MARY ANN J. VLACH, 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 notarial seal this 16th day of Feb. 19 88

Judith B. Petrucci Notary Public

RETURN TO FIRST AMERICAN BANK OF RIVERSIDE RIVERSIDE, ILLINOIS 60546

6670 S. Brainard #102 Countryside, Illinois 60525

For information only Insert street address of above described property.

Vertical stamp: Exempt under Real Estate Transfer Tax Act Sec. 4 Cook County Ord. 95104 Per Judith B. Petrucci, Atty Date 4-5-88

Document Number

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Property of Cook County Clerk's Office

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COOK COUNTY RECORDER

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