

UNOFFICIAL COPY

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WARRANTY DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, JOSE RAFAEL RIVERA and IRIS C. RIVERA, his wife,

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 warrant unto the AFFILIATED BANK/WESTERN NATIONAL, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 21st day of March 19 88 known as Trust Number 10510, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 74 in J. P. Altgeld Subdivision of Blocks 3 and 4 in the Subdivision of Block 2 and 3 in Canal Trustee Subdivision of the East Half of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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This Instrument was prepared by: P. JEROME JAKUBCO 2224 W. IRVING PARK ROAD CHICAGO, ILLINOIS 60616 TEL: 462-1591 04/06/88 11:16 AM #0693 # D * 88-141714 COOK COUNTY RECORDER

Permanent Index No.: 14-29-201-037 180 M.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said 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 (dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired 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 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 authority vested in said trustee, to donate, to dedicate, to mortgage, pledge, otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases 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 or 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, 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 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 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 to 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 not (interest or advance) on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into 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 except, 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 a deed in accordance with the trusts, conditions and limitations contained in this indenture, and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (b) that said trustee was duly authorized and empowered to execute and deliver every act, deed, trust deed, lease, mortgage or other instrument and (c) 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 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 and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in it certificates of title or duplicate thereof or memorials, 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, 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 has hereunto set hand S, and seal, S, this 25th day of March, 1988.

Jose Rafael Rivera (Sign) JOSE RAFAEL RIVERA

IRIS C. RIVERA (Sign) IRIS C. RIVERA

12.00 MAIL

State of ILLINOIS County of COOK

I, Thomas James Moran, a Notary Public in and for said County, do hereby certify that JOSE RAFAEL RIVERA and IRIS C. RIVERA, his wife,

personally known to me to be the same persons whose name S, aforesaid subscribed 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 uses and purposes therein set forth, including the release and waiver of the right of homestead. (Given under my hand and notarial seal this 25th day of March, 1988)

"OFFICIAL SEAL" THOMAS JAMES MORAN Notary Public Cook County, Illinois My Commission Expires June 20, 1990

Thomas James Moran Notary Public

GRANTEE'S ADDRESS: Affiliated Bank/Western National 5801 West Cermak Road, Cicero, Illinois 60650 Cook County Recorders Box 849

1104 W. Barry, Chicago, IL 60657 For information only insert street address of above described property.

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Michael James
1744 N. Cleveland
Chicago, IL 60614



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