

UNOFFICIAL COPY

88217252



WARRANTY DEED IN TRUST

DEPT-01
#4444 TRAM 2635 05/20/88 15:14:00
#7233 # 10 *--33--217252
COOK COUNTY RECORDER

Form 01 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Odell Robinson, Divorced and not since remarried and Renee Robinson now known as Renee Hughes, the former Divorced and not since Remarried and the later Married to Orvel Hughes, of the County of Cook and State of Illinois for and in consideration of ----- Ten ----- Dollars, and other good and valuable considerations in hand paid, Convey and Warrant 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 28th day of April 1988, known as Trust Number 1091377 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 26 in Block 8 in H.O. Stone and Co's Robey Street Subdivision of that part of the Southwest 1/4 of Section 31, Township 38 North, Range 14 East of the Third Principal Meridian, lying Easterly of the Right of Way of the Pittsburgh, Cincinnati, Chicago & St. Louis Railroad, in Cook County, Illinois.

PTN #20-31-316-019-0000

-88-217252

Property Address: 8455 S. Seeley Chicago, Illinois

Grantor Renee Robinson, now known as Renee Hughes, Warrants and represents that subject premises are not her homestead or that of her spouse.

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 or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 each 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, 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 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 purchase the whole or any part of the reversion and to contract 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 lease, convey or assign any right, title or interest in or about or 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 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 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 trusts, conditions and limitations contained in this indenture and in some amendment thereof and binding upon all beneficiaries thereunder, (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 successor in trust, that such successor or successor in trust has been properly appointed and is fully vested with all the title, estate, right, 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, avails 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, avails 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 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 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 S aforesaid ve hereunto set their hand S and seal S this 12th day of May 1988

Renee Robinson (Seal) Odell W. Robinson (Seal)
Renee Hughes (Seal) (Seal)

12⁰⁰ MAIL

State of Illinois)
County of Cook) ss. Samuel M. Poznanovich a Notary Public in and for said County, in the state aforesaid, do hereby certify that Odell Robinson, Divorced and not since Remarried and Renee Robinson now known as Renee Hughes, the former Divorced and not since Remarried and the later Married to Orvel Hughes, personally known to me to be the same person S whose name S 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 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 12th day of May 1988

Samuel M. Poznanovich
Notary Public

After recording return to:
Box 533 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St., Chicago, Ill. 60602
Attention: Land Trust Department

For information only insert street address of above described property.

Cook County
REAL ESTATE TRANSACTION TAX
02.50
REVENUE
STAMP JUN 19 88
11429
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
02.50
REVENUE
MAY 19 88
10786

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
14.50
REVENUE
MAY 19 88
1132

RECORDING CASES # 9157

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STETS-88-

Handwritten signature

JAM 00 21