

WARRANTY Deed in Trust

UNOFFICIAL COPY

88283959

The space for recording use only.

Grantor(s), MELVIN SIEGEL and JANE GANET SIEGEL, his wife,

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 considerations, receipt of which is hereby duly acknowledged. Convey and Warranty unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, 801 N Clark Street, Chicago, Illinois 60610-3287, a national banking association, 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 June 19 88, and known as Trust Number 28701

the following described real estate in the County of Cook and State of Illinois:

Lot 36 in Block 3 in Taylor's Sub division of Block 1 in Assessor's Division of the East 1/2 of the Northwest 1/4 of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 714 N. Elizabeth St., Chicago, Illinois

DEPT-01 RECORDING TR-111 TRON 7772 04/28/88 \$12.00 12:50:00 7702 4 4 \* 88-2 959 COOK COUNTY RECORDER

PIN: 17-08-105-039 SUBJECT: General real estate taxes, 2nd Instal of 1987 and subsequent; restrictions of record. 88283959

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parts, streets, highways or alleys and to vest any subdivision or part thereof, 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 mortgage said real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease 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 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 of the reversion and to contract for the manner of filing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for real or personal property, to grant easements or charges of any kind, to release, convey or sell, in 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 said trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate, shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, at that time of the delivery thereof the trust created by this Deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument shall be deemed to have been executed in accordance with the terms, conditions and limitations contained in this Deed and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 or are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the, his, her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgment for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person 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 entered into by said 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 instance 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 whatsoever and whatsoever shall be deemed to have agreed with and to be bound by the terms of this Deed and by said Trust Agreement.

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, or sale 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 thereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, or sale and proceeds thereof as aforesaid, the intention hereof being to vest in said The Cosmopolitan National Bank of Chicago, as Trustee, the entire legal and equitable title in, to, on, under, 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 issue 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 provisions of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor Melvin Siegel and Jane Ganet Siegel, his wife, hereunto set their hands and seals this 23rd day of June 19 88.

State of Illinois County of Cook } SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Melvin Siegel and Jane Ganet Siegel, his wife,

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 free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

THIS DEED PREPARED BY: Irwin S. Marks, Atty 445 W. Wisconsin St. Chicago, Ill. 60611 Notary Public, State of Illinois My Commission Expires 12/10/91

THIS SPACE FOR AFFIXING FEES AND RECEIVING STAMPS \$12.00 12:50:00 7702 4 4 \* 88-2 959 COOK COUNTY RECORDER

Example under Real Estate Transfer Act, Part Section 4, & Cook City Ord. 5504, Part. Buyer, Seller or Representative Date

88283959

RETURN TO: COSMOPOLITAN NATIONAL BANK OF CHICAGO COOK COUNTY RECORDER'S BOX NO. 326 801 NORTH CLARK STREET CHICAGO, ILLINOIS 60610-3287 714 N. Elizabeth St., Chgo 60622 Street address of above described property

UNOFFICIAL COPY

Property of Cook County Clerk's Office

88283959

