UNOFFICIAL COPY

3 3 3 4 88349504

WARRANTY DEED IN TRUST

1988 AUG -4 AM 11:05 88349504

THIS INDENTURE WITNESSETH, That the Grantor JEAN A. ADAMS, as Successor Trustee under Trust Agreement dated the 6th day of April, 1977, and known as Trust No. 4677, 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, Conveys and Warrants 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 19th day of May 1988, known as Trust Number 1090911 the following described Real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1:
Lots 2 and 7 in Lorac Subdivision, being a Subdivision of part of the West 1/2 of Section 25, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Lot 2 - commonly known and described as 21831 S. Jeffery Avenue, Sauk Village, Illinois 60411 - Permanent Tax No. 32-25-315-020-0000

Lot 7 - commonly known and described as 21913 S. Jeffery Avenue, Sauk Village, Illinois 60411 - Permanent Tax No. 32-25-315-025-0000

PERMANENT TAX NUMBER _____ VOLUME NUMBER _____

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, 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 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 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 respecting the manner of fixing the amount of present or future rentals, to partition or 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 in 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 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 provision or limitation of this instrument or 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 terms, conditions and limitations contained in this indenture and in said trust agreement or in amendments 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 successors in trust, that such successor or successors in trust have been properly appointed and 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 subject to the possession, control, disposition or encumbrance of said trustee 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 enter or cause to be entered in the 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 waive ____s 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 ____ aforesaid has ____ hereunto set ____ her ____ hand ____ and seal ____ this 4th day of June, 1988

_____ (Seal) Jean A. Adams (Seal)
as Successor Trustee under Trust Agreement dated April 6, 1977, and known as Trust No. 4677
_____ (Seal) _____ (Seal)

THIS INSTRUMENT WAS PREPARED BY:
JEAN A. ADAMS
1350 E. Sibley Blvd., Suite 301B
Dolton, Illinois 60419

State of ILLINOIS
County of COOK } ss. I, Patricia A. Krencel, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JEAN A. ADAMS, as Successor Trustee under Trust Agreement dated April 6, 1977, and known as Trust No. 4677,

personally known to me to be the same person ____ whose name ____ is ____ she ____ 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 4th day of June, 1988

Patricia A. Krencel
Notary Public

OFFICIAL SEAL
PATRICIA A. KRENCEL
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JULY 25,1991

FOR CONSIDERATION SEE DOCUMENT NO. 88349504

This space for affixing Riders and Revenue Stamps

12 00

Document Number

88349504

Lot 2-21831 S. Jeffery Ave., Sauk Village, Ill. 60411
Lot 7-21913 S. Jeffery Ave., Sauk Village, Ill. 60411

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

BOX 333 — TH

Property of Cook County Clerk's Office