

WARRANTY DEED IN TRUST **UNOFFICIAL COPY**

89071263

Form XX 09-89

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor James P. Skelton and Camille A. Skelton, husband and wife of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the FIRST UNITED TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 5th day of January, 1989, known as Trust Number 10321 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1222 (except the Southerly 25 feet thereof) in Block 30 in the Third Division of Riverside in the Southwest 1/4 of Section 25 and the Northwest 1/4 of Section 36, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

P. I. N. 15-25-308-031

RECORDING 12.25
89071263HH
CHECK 12.25
13750000 11:25

This transaction is exempt under Chapter 120 Section 1004(e) Ill. Rev. Stats.

James P. Skelton

I HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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, locate, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to make any subdivision of part thereof, and to reconvey 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 any successor or successors in trust all of the title, estate, power and authority 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 lease to continue 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 renew leases and options to purchase the whole or any part of the premises 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, to assign, to assign any right, title or interest in or about or in connection with 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 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, as if 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 said trust agreement or in some amendment thereto 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 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, assets 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, assets 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 any instrument 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 James P. Skelton and Camille A. Skelton 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 of judgments.

In Witness Whereof, the grantor James P. Skelton and Camille A. Skelton hereunto set their hand and seal on this 5th day of January, 1989.
James P. Skelton (Seal) *Camille A. Skelton* (Seal)

State of Illinois County of Cook Cynthia B. Hawkey a Notary Public in and for said County in the State aforesaid, do hereby certify that James P. Skelton and Camille A. Skelton, husband and wife

personally known to me to be the same person James P. Skelton whose name is subscribed to the foregoing instrument appeared before me this 5th day of January 1989 and acknowledged that James P. Skelton and Camille A. Skelton 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.

'OFFICIAL SEAL'
CYNTHIA HAWKEY
Notary Public, State of Illinois
My Commission Expires 10/30/91

FIRST UNITED TRUST COMPANY
Village Mall Plaza
Oak Park, Illinois 60301-1194

245 Bartram **89071263**, IL
The information only listed in this block relates to above described property

12/25

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Do Not Sign or Alter This Document

Original Voucher

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Property of Cook County Clerk's Office

MAIL TO:
Land Trust Division
First United Trust Company
Village Hall Plaza
Oak Park, Illinois 60301-1194
or
Box 161

