

WARRANTY Deed In Trust

This space for Recorder's use only

Grantor(s) Rosemarie Christopher
of the County of Cook and State of Illinois
for and in consideration of Ten and no/100 Dollars \$ 10.00
and other valuable consideration, receipt of which is hereby acknowledged, conveys and warrants unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, 801 N. Clark Street, Chicago, Illinois 60610-3287, a national banking association, duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 2nd day of December, 19 88, and known as trust number 28913
the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto

Lot 46 in Benjamin F. Stauffer's Addition to Morton Park, a Subdivision of that part of the South Half of the Southeast Quarter of the Northeast Quarter of Section 28, Township 39 North, Range 13, East of the Third Principal Meridian, lying North of the Chicago, Burlington and Quincy Railroad, in Cook County, Illinois.

SUBJECT: THIS IS NOT HOMESTEAD PROPERTY

ADDRESS OF PROPERTY 4923 West 25th Street, Cicero, Illinois 60650

PIN: 16-28-225-003

TO HAVE AND TO HOLD said real estate with the appurtenances, on 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 parks, streets, highways or alleys, to vacate any subdivision or part thereof, to resubdivide said real estate as often as desired, to contract to sell or grant options to purchase, to sell or any terms, to convey either with or without consideration, to convey 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, for a term of 199 years, to renew or extend leases of any terms and for any period or periods of time, 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, in all contracts respecting the manner of using the amount of proceeds of future rentals to partition or to exchange said real estate, 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 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 in 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 held 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 on or claiming under any such conveyance, lease or other instrument, in that the name of the devisor thereof is the Trustee created by this Deed and by said Trust Agreement was in full force and effect, so that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed and in said Trust Agreement or in all amendments thereof, if any, and binding upon all persons claiming thereunder, so 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 all of the conveyance 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 real estate rights, powers, authorities, duties and obligations of its, his, her or their predecessor in trust

This conveyance is made on the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, individuals 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 in other than its or their capacity as agents or attorneys may do or omit to do in or about said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, or for any claims or judgments for property happening in or about said real estate, any 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 trust beneficiary or under said Trust Agreement as the attorney-in-fact, hereby irrevocably appointed for such purposes, or as the executor of the Trustee, in its own name as Trustee or as a personal agent and in the capacity of the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only insofar as the trust property and proceeds thereof, and the Trustee shall have no obligation whatsoever for the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the recording and of filing of this Deed

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them, and of their heirs shall be only in the earnings, avails 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, avails 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 fee simple, in and to said real estate if, or the title to any of said real estate, a now or hereafter registered, the Registrar of Titles 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

Grantor(s) hereby expressly waives and releases any and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois
IN WITNESS WHEREOF, Grantor(s) ha S signed this deed, this 2nd day of December, 19 88

Rosemarie Christopher (Signature)

State of Illinois } SS.
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Rosemarie Christopher

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 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

THIS DEED PREPARED BY R. Trulis, Land Trust Dept. Cosmopolitan National Bank of Chicago 801 N. Clark Street Chicago, IL 60610
Given under my hand and official seal this 2nd day of December, 19 88

(Signature of Notary Public)

RETURN TO THE COSMOPOLITAN NATIONAL BANK OF CHICAGO
COOK COUNTY RECORDERS BOX NO. 228
801 NORTH CLARK STREET
CHICAGO, ILLINOIS 60610-3287

OFFICIAL SEAL
KHAINE CHAO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 1-23-90

Handwritten notes and signatures on the right margin, including 'Rosemarie Christopher' and '12/02/88'.

EXHIBIT
BY TOWN ORDINANCE
COUNTY OF COOK
BY [Signature]
DATE 12-02-88

EXHIBIT
SERIAL NUMBER
53075405
OFFICIAL SEAL
KHAINE CHAO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 1-23-90

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$12.00
1402111 TRAN 5176 07/17/89 13:13:00
\$12.00 * 89-075405
COOK COUNTY RECORDER

89075405

COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST.
CHICAGO, ILL. 60602

COOK COUNTY CLERK'S OFFICE