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WARRANTY Deed In Trust

This space for Recorder's use only

Grantor(s) Frances Ritacco, a widow and not since remarried and Frank Ritacco, married to Angela Ritacco, 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, conveyed 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 6th day of January, 1989, and known as trust number 28958 the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto

Lot 47 in Subdivision of Block 13 in Canal Trustee's Subdivision of the South East Quarter of Section 17, Town 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO

ADDRESS OF PROPERTY 820 South Carpenter, Chicago, Illinois

PIN: 17-17-420-014-0000

TO HAVE AND TO HOLD said real estate with its 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 subdivide said real estate as often as desired, to contract to sell, to grant options to purchase or 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, in possession or reversion, to lease to commence in the future, and on any terms and for any period or periods of time, not exceeding in the case of any single deed a term of 99 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, to contract to purchase the reversion of any amount of present or future rents, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or appurtenances and to lease, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to do all or 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, neither 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, in which 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 required to see the application of said real estate money, or any other money borrowed or advanced on said real estate, or be obliged to see that the terms of said trust have been complied with, or to perform, measure or insure 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 valid and effective in all respects, including the Register of Deeds of said county, sitting on or claiming under any such conveyance, lease or other instrument, as though the same were the deed of the grantor thereof, and the Trust Agreement and the deed and the Trust Agreement and said Trust Agreement or all amendments thereto, in and binding upon all heirs, assigns, trustees, successors and limitations contained in this Deed and in said Trust Agreement or all amendments thereto, in and binding upon all heirs, assigns, trustees, successors and limitations in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and in the performance or non-performance of his, her or their duties and obligations of 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, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability to be subjected to any claim or judgment for anything in the performance of their duties as Trustee, or as to or about said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, in relation to persons or 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 then beneficiaries under said Trust Agreement or its attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not in its own name, 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 who however and whatsoever shall be charged with notice of this condition from the date of the recording and filing of this Deed.

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, as bills and proceeds arising from the sale or any other disposition of said real estate, and such interest shall 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, as bills 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 all of said real estate.

If the title to any of said real estate is now or heretofore 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 words of similar import, in accordance with the statute in this behalf made and provided.

Grantor(s) hereby expressly waives and releases all, and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

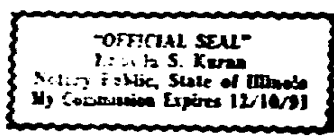
IN WITNESS WHEREOF, Grantor(s) have signed this deed, this 6th day of January, 1989.

Signatures of Frank Ritacco and Frances Ritacco.

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 Frances Ritacco, a widow and not since remarried and Frank Ritacco, married to Angela Ritacco,

personally known to me to be the same person whose name s are 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: S. Steffens Land Trust Dept., The Cosmopolitan National Bank of Chicago, 801 Clark, Chicago, Illinois 60610. Given under my hand and official seal this 10th day of January, 1989.



Exempt under Real Estate Transfer Act, Par. e Section 4, & Cook Civ. Code, 95-103, Par. e. Frances Ritacco Buyer, Seller or Representative Date

DOCUMENT NUMBER 901524069

RETURN TO THE COSMOPOLITAN NATIONAL BANK OF CHICAGO COOK COUNTY RECORDERS BOX NO. 226 801 NORTH CLARK STREET CHICAGO, ILLINOIS 60610-3287

