

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

83086397

DEPT-01 \$12.00  
T#1111 TRAN 5035 02/27/89 12:35:04  
#7502 # A \* - 87 - 086397  
COOK COUNTY RECORDER

6/83-WP

The above space for recorder's use only

GRANTOR **SAM MESSINA, JR.,**  
Cook and State of Illinois for and in consideration of **--TEN--** of the County of  
other good and valuable considerations in hand paid, Convey **S** and Warrant **S** unto the **JEFFERSON STATE BANK**, a corporation of Illinois, whose address is 5301 W. Lawrence Ave., CHICAGO, ILLINOIS, as Trustee under the provisions of a Trust Agreement dated the **1st** day of **December**, 19 **81**, known as Trust No. **1098**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lot 3 in the Resubdivision of Lots 15 to 34, inclusive, in A.F. Doremus Addition to Chicago, in the Northeast 1/4 of Section 15, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Il. c/k/a 4348 W. Monroe, Chicago, Il.

P.I. No.: 16-15-250-020

Subject only to usual stock objections of Chicago Title and Trust Company, building and zoning restrictions of record, proceedings pending in the Circuit Court of Cook County, Illinois, No. 86 M1 403786 and general real estate taxes for the years 1988 and subsequent.

1107 A HOMESTEAD

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TO HAVE AND TO HOLD that real estate, with the appurtenances upon the trusts and for the uses and purposes herein and in such Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to deal with all or any part of the property and the title thereto in any fashion or form whatsoever, without restriction or qualification of any kind.

In no case shall any party dealing with the Trustee in relation to said premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent or money lent 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 of the terms of said Trust Agreement.

Every deed, trust deed, mortgage, lease or other document (collectively "document") executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying thereon that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by said Trust Agreement was in full force and effect, (b) such document was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) the Trustee was duly authorized and empowered to execute and deliver such document and (d) 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 any predecessor in trust.

The interest of any beneficiary from time to time hereunder shall be only in the earnings, avails or proceeds of sale of the real estate. Such interest is hereby declared to be personal property. 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, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waive S and release S 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 S aforesaid ha S hereunto set his hand and seal this February day of 19 89

This instrument was prepared by:

P. Radmer, 134 N. LaSalle St.,  
Chicago, Il. 60602

x Sam Messina Jr.  
Sam Messina, Jr.

(Seal)

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP FEB 24 89  
PA. HAZI  
08.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
FEB 24 89  
DEPT. OF REVENUE  
08.00

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State of Illinois )  
 County of Cook ) ss. I, Sam Messina, Jr. Notary Public in and for said County, in  
 the state aforesaid, do hereby certify that \_\_\_\_\_  
 \_\_\_\_\_ is  
 personally known to me to be the same person whose name \_\_\_\_\_ subscribed to  
 the foregoing instrument, appeared before me this day in person and acknowledged that he  
 signed, sealed and delivered the said instrument as his 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 \_\_\_\_\_ day of February 1989

After recording return to: BOYD 27 \_\_\_\_\_  
 Notary Public

~~JEFFERSON STATE BANK~~  
~~TRUST DEPARTMENT~~  
~~5301 W. Lawrence Avenue~~  
~~Chicago, IL 60630~~  
~~Box 199 (Cook County only)~~

4348 W. Monroe, Chicago, Il.

For information only insert street address  
 of above described property.

The Name and Address of the Grantee of This Deed  
 is JEFFERSON STATE BANK, Not Individually  
 But As Trustee of the Trust described in the body  
 of the Deed, 5301 West Lawrence Ave. Chicago,  
 Illinois 60630.

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Property of Cook County Clerk's Office