

UNOFFICIAL COPY 89144676

WARRANTY DEED IN TRUST

RECORDED IN COOK COUNTY 3 95

89144676

Form XX-0956

THE ABOVE SPACE FOR RECORDERS USE ONLY

BOOK CO. 101 016

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THIS INDENTURE WITNESSETH, That the Grantor, DARLENE PAWLUK YBARRA, divorced and not remarried, of the County of Cook and State of Illinois for and in consideration, of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey s and warrant s unto the FIRST UNITED TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 24th day of March, 19 89, known as Trust Number 10352, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 35 in the Resubdivision of Block 4 in the Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to general real estate taxes for 1988 and subsequent years and proceedings pending in case No. 87M1-407510.

P.I. No. 17-07-200-032

Property Address: 1336 W. Superior St. Chicago, Illinois 60622

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This Instrument was prepared by Julian E. Kulas, Attorney at Law 2329 W. Chicago Avenue Chicago, ILL. 60622

TO 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, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to sell, lease, convey or otherwise dispose of said premises 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 lease to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 100 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 purchase the whole or any part of the premises and to contract respecting the manner of living the amount of present or future rental, 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, convey, to sign 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 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, so 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 trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment 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 are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of said trustee in trust. The interest of each and every beneficiary hereunder, and of all persons claiming under them or any of them shall be fully in the earnings, avails 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, 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 register any mortgage 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 hereby expressly waives s and releases 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 aforesaid has hereunto set her hand and seal this 29th day of March, 19 89.

(Seal) Darlene Pawluk Ybarra (Seal) Darlene Pawluk Ybarra (Seal)

State of Illinois, I, Julian E. Kulas, a Notary Public in and for said County, in Cook County, do hereby certify that Darlene Pawluk Ybarra, divorced and not remarried,

personally known to me to be the same person, 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. Given under my hand and notarial seal this 29th day of March, 19 89.

OFFICIAL SEAL JULIAN E. KULAS NOTARY PUBLIC STATE OF ILLINOIS MY COMM. EXP. JAN 28, 1991

Julian E. Kulas Notary Public

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

1936 W. Superior St. Chicago, Illinois 60622

For information only insert street address of above described property.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REVENUE DEPT. OF REVENUE APR-1-89 25.00

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE DEPT. OF REVENUE APR-1-89 25.00

CITY OF CHICAGO REAL ESTATE TRANSFER TAX REVENUE DEPT. OF REVENUE APR-1-89 375.00

71-99-892 F3 Suckzinski

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Property of Cook County Clerk's Office

MAIL TO:

Land Trust Division
First United Trust Company
Village Mall Plaza
Oak Park, Illinois 60301-1194

or

Box 161