

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

89171199

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor WILLIAM S. FOSTER, divorced and not since remarried,

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid. Conveys and warrants unto the AFFILIATED BANK / WESTERN NATIONAL, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 11th day of October 1988, known as Trust Number 10651, the following described real estate in the County of Cook and State of Illinois, to-wit:

The North 33 1/3 feet of Lot 5 in Block 2 in Clyde 1st Division being a Subdivision by Clark and all of the West half of the South East quarter (except the South West quarter) in Section 29, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

P.I. #16-29-402-000-0000

Commonly known as 2616 South 58th Court, Cicero, IL 60650 EXEMPT

BY TOWN ORDINANCE  
TOWN OF CICERO

BY [Signature]  
10-19-88

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement as aforesaid.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate, lease, license, highways or alleys and to vacate any subdividing or part thereof, and to redivide 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 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 term 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 on 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, lease and options to purchase the whole or any part of the premises and to construct respectively 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, convey or assign any right, title or interest in or about or 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, constructed to be sold, leased or mortgaged by said trustee, be obliged in any way to the application of any purchase money, rent, or money borrowed or advanced or sale proceeds, 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, and 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, 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 and in every amendment thereto and binding upon all beneficiaries thereafter, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument and that 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 the, his or her 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, 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 to register or note in the certificate of title or duplicate thereof, or memoranda, 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 and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the protection of homesteads from sale or execution or otherwise.

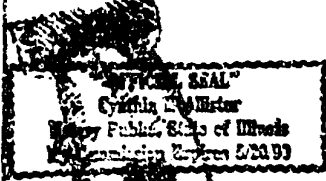
In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal the 14th day of October 1988.

[Signature]  
William S. Foster (Seal)

DEPT-01  
183333 TRAM 3742 10/18/89 1831100  
\$9137 ± E \* - 29 - 171199  
COOK COUNTY RECORDER

State of Illinois )  
County of Cook ) ss Cynthia McAllister, a Notary Public in and for said County, in the State aforesaid, do hereby certify that William S. Foster, divorced and not since remarried,

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 he signed, sealed and delivered the said instrument on 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 14th day of October 1988



[Signature]  
Cynthia McAllister  
Notary Public

GRANTEE'S ADDRESS  
Affiliated Bank/Western National  
5801 West Cermak Road, Cicero, Illinois 60650  
Cook County Recorders Box #99

2616 South 58th Court, Cicero, IL 60650

For information only insert street address of above described property.

This deed represents a transaction exempt from State and County Tax under the provisions of paragraph 6 of section 4 of the Real Estate Transfer Tax Act.  
B. C. Robinson

This space for affixing Stickers and Revenue Stamps

89171199

89171199

122

UNOFFICIAL COPY

COOK COUNTY CLERK'S OFFICE  
100 N. LAUREL ST. CHICAGO, ILL. 60602  
TEL. 441-1000 FAX 441-1001

Property of Cook County Clerk's Office

6917168

Mail To:

ARTHUR C. ROBINSON  
ATTORNEY AT LAW  
5837 WEST 35th STREET  
CICERO, ILLINOIS 60652