

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

89183493

25 APR 1989

89183493

COOK CLERK C16

This Indenture Witnesseth, That the Grantors, Genevieve Retzke  
and Patricia Retzke

of the County Cook and the State of Illinois for and in consideration of  
Ten and 00/100 Dollars,

and other good and valuable consideration in hand paid, Convey and Warrant unto Trust Company of Illinois  
Chicago, Illinois, its successor or successors as  
Trustee under the provisions of a trust agreement dated the 27th day of October 1988, known as Trust  
Number 1003Ch, the following described real estate in the County of Cook

and State of Illinois, to wit: Lot 10 in Resubdivision by George Force of W.H. Powell's  
Subdivision of the South 118 3/4 feet of the East 7 acres of Lot 6 in Circuit  
Court Partition of the East 63.42 acres North of Milwaukee Plank Road, of the  
North East 1/4 of Section 36, Township 40 North, Range 13, East of the Third  
Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index No. 27-36-226-002-0000 Common Address 2427 W. Charleston

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 resubdivide said property as often as needed,  
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, in lease,  
said property, or any part thereof, from time to time, in present or in future, by lease to commence in present or in 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 99 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 renew leases and options to purchase the whole  
or any part of the reversion and to contract respecting the manner of making 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 as if every  
part thereof in all other ways and for such other considerations as it would be lawful for any person owing 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 the trust have been complied with, or be obliged to in-  
quire into the necessity or expediency of any act of said trustee, or be obliged or permitted to impute into any of the terms of said trust agree-  
ment; 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, (a) that at the time of the deliv-  
ery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other in-  
strument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in  
any 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 its, his or their 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 earn-  
ings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal prop-  
erty, 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 and authorized 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 "with similar  
limit," in accordance with the statute in such cases made and provided.

And the said grantors hereby expressly waive and release 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 grantors do hereby set their hand and seal on this 25th day of April, 1989

Genevieve Retzke (SEAL) Patricia Retzke (SEAL)

THIS IS NOT HOMESTEAD PROPERTY FOR SAID GRANTORS

State of Illinois } ss. John M. Kennelly Notary Public in  
County of Cook } and for said County, the state aforesaid, do hereby certify that Genevieve Retzke  
and Patricia Retzke

personally known to me to be the same person, whose name subscribed to the fore-  
going 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.

Given under my hand and notarial seal this 25 day of April, 1989

Return to: Barbara Fox  
30 N. La Salle #3500  
Chicago, Ill. 60604

This instrument was prepared  
by John M. Kennelly, P.C.  
137 N. Oak Park Ave #400  
Dak Park, Ill. 60301  
(312) 386-8855

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
0700

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
0700

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
0500

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