

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

39302118
3142374
The above space for reference in RECORDING
THIS INDENTURE WITNESSETH, that the Grantor, DONALD F. VALENTIN, and EILEEN M. VALENTIN, husband and wife,
of the County of Cook and State of Illinois, for and in consideration
of the sum of TEN AND NO/100 Dollars (\$10.00),
in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey
and Warrant 89-108 unto UPTOWN NATIONAL BANK OF CHICAGO, duly organized and existing as a national banking association
under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois as Trustee
under the provisions of a certain Trust Agreement dated the 26th day of May, 1989, and
known as Trust Number 89-108, the following described real estate in the County of Cook
and State of Illinois, to wit:

LOT 19 in Block 30 in First Addition to Ravenswood Manor,
being a subdivision of that part of the East one-half (1/2)
of the North West Quarter (1/4) and the West one-half (1/2)
of the South East Quarter (1/4) of Section 13, Township 40
North, Range 13, East of the Third Principal Meridian, lying
between Major and Fairfield Avenues and the right of way of
Sanitary District of Chicago, reference being had to the Plat
thereof recorded July 17, 1909 as Document 4407697 in Cook
County, Illinois, otherwise known as 2825 West Eastwood Avenue,
Chicago, Illinois, Property Index No.: 13-13-116-006

SUBJECT TO

89302118

This document was prepared by STANION B. MILLER, ESQ., ANDERSON, McDONNELL, MILLER & TABIS,
200 South Wacker Drive, Suite 420, Chicago, Illinois 60606

Real Estate File # 13-13-116-006

I DO HAVE AND TO HIRE in the said real estate with the appurtenances, upon the trustee, 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 let, rent or sell on any terms,
or 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 lease, to sublease, to assign, 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 in reversion by leases 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 lease the term of 998 years, and to renew, to extend leases upon any terms and for any period or periods of time and
to renew, 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 same, in cases of failure the amount of present or future rentals, to partition
or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to lease, convey or assign any right, title or
interest in or about or easement of appurtenant to said real estate or any part thereof, and to deal with said real estate, or even part thereof in all other ways and for such other
considerations as it would be lawful for my power having the same, whether similar to or different from the aforesaid specified, at any time or times hereafter,
or to confer with the said trustee, or my successor in trust, in relation to said real estate, in the chain said real estate or any part thereof shall be conveyed,
or to be obliged to see that the terms of this trust have been complied with, or to be obliged to inquire into the authenticity, necessity or expediency of any act of said
trustee, or to be obliged or compelled to inquire into any of the terms of said trust Agreement, and every deed, trust, lease, mortgage, lease or other instrument executed by said
trustee, or any successor in trust, in relation to said real estate shall be in form, bearing evidence in fact of every person holding the Register of Titles of said county relying upon
or claiming under any such conveyance or lease or other instrument, but notwithstanding 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, or in documents thereto, dated and bearing upon all facts thereto determined, (c) that said trustee, or any person in trust, was duly authorized and em-
powered to enter, use and deliver every such deed, instrument, lease, mortgage or other instrument and (d) if the conveyance is made to a success or in processus in trust, that such
successor or co-owners in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, titles and obligations of its, his or their
successors as well.

This conveyance is to be upon the express condition that neither Uptown National Bank of Chicago, as trustee, nor his successors or
successors in trust shall now, say, pay, or hold, or be subject to any claim, judgment or decree for anything it or they or any of them may do or omit
to do in or about the said real estate or the possessions of this trust or said Trust Agreement or a successor thereto, or for injury to persons, property happening in
or about said real estate, and in all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the trustee
in connection with said real estate may be enforced only by the other beneficiaries under said trust Agreement as their attorney in fact, freely, lawfully appointed
for such purpose, or in the name of the trustee, in its own name, as trustee of an express trust and no individually and the trustee shall have no liability in whatsoever
respect to any such contract or 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 receive and whatsoever debt shall be charged with notice of this clause from the date of the filing on record of this Deed.

The trustee has held every benefit, benefit by and under said trust Agreement and of all persons claiming under them or any of them shall be up to the earnings
and net proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder
shall have any interest, legal or equitable, in or to said real estate at such, but only an interest in the earnings, assets and proceeds thereof as aforesaid, the intention herein
being to vest in Uptown National Bank of Chicago the entire legal and equitable title in, to, and of all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Register of Titles is hereby directed not to register or note in the certificate of title or abstract
thereof, or otherwise, the words "in trust," "Uptown National Bank of Chicago," or words of similar import, in accordance with the statute in such case made and provided,
and said trustee shall not be required to produce a copy of this Agreement or a copy thereof, or any extract therefrom, as evidence that any transfer, charge or other dealing involving
the property involved is in accordance with the true intent and meaning of the trust.

And the said grantor, S. VALENTIN, hereby expressly waives, releases, 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S. VALENTIN, aforesaid his VE, heretounto set their
hand S. and seal S. this 20th day of June, 1989.

Donald F. Valentine
Eileen M. Valentine

[SEAL]

[SEAL]

[SEAL]

State of Illinois, ss.
County of Cook,
EILEEN M. VALENTIN, husband and wife.

STANLEY F. McPHEE, a Notary Public in and the said County, in
the state aforesaid, do hereby certify that DONALD F. VALENTIN and
personally known to me to be the same person S. whose name S. are S. subscribed in the
foregoing instrument, appeared before me this day in person and acknowledged that they
signed, sealed and delivered the said instrument at their free and voluntary act, for the
uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given my hand and notarial seal this 20th day of June, 1989.

Stanley F. McPhee
Notary Public

\$12.00
14559:00
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39302118

EXEMPT UNDER THE PROVISIONS OF SECTION 4
SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT
DATE 6-20-89

TAX ACT.
Date 6-20-89

Document Number

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Property of Cook County Clerk's Office

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