

UNOFFICIAL COPY

89324220

WARRANTY Deed In Trust

This space for Recorder's use only.

Grantor(s), Jesus M. Garcia, a bachelor

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars (\$ 10.00)

and other valuable consideration, receipt of which is hereby acknowledged, convey(s) and warrant(s) unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, 501 N. Clark Street, Chicago, Illinois 60610-3287, a national banking association, duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 8th day of June, 19 89, and known as trust number 29149 the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

The South 25 feet of Lot 2 in Block 12 in Mansbrough and Mess Subdivision of the East half of the Southwest Quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO:

89324220

ADDRESS OF PROPERTY: 1740 North Richmond Street, Chicago, Illinois

PIN: 13-36-320-015

TO HAVE AND TO HOLD said real estate with the appurtenances, on the trusts, 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 dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, to redivide or said real estate 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 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 donate, to dedicate, 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 reversion, by leases to commence in present or in futuro, and on any terms and for any period or periods of time, not exceeding in the case of any single lease, the term of 99 years, to renew or extend leases on any terms and for any period or periods of time, to amend, change or modify leases and the terms and provisions thereof, to 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 real estate, to contract respecting the manner of fixing 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 contract respecting the manner of fixing 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 release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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 do 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Deed 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 Deed and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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, her or their predecessor in trust.

This conveyance is made on the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgment for anything, or the loss of its or their assets or property may do or omit to do in or about said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or its liability to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by said Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, 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 owe money and whatsoever shall be charged with notice of this condition from the date of the recording and of filing of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, as ails and 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 title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, as ails and proceeds thereof as aforesaid, the interest hereof being to vest in said The Cosmopolitan National Bank of Chicago, as Trustee, the entire legal and equitable title in fee simple, in and to all of said real estate.

If the title to any of said real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial to the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in any such case made and provided.

Grantor(s) hereby expressly waives(s) and releases(s) any and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor(s) has signed this deed, this 8th day of June, 19 89

Jesus M. Garcia  
Jesus M. Garcia

DEPT-01 89324220  
COOK COUNTY RECORDER

\$12.00  
12:22:00  
89320

State of Illinois  
County of Cook } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Jesus M. Garcia, a bachelor

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 as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

THIS DEED PREPARED BY: S. Steffens  
Land Trust Department

Given under my hand and notarial seal this 8th day of JUNE, 19 89

The Cosmopolitan National Bank of Chgo.  
801 N. Clark St., Chgo., IL.

Julie A. Sheridan  
Notary Public

RETURN TO THE COSMOPOLITAN NATIONAL BANK OF CHICAGO  
COOK COUNTY RECORDERS BOX NO. 220  
501 NORTH CLARK STREET  
CHICAGO, ILLINOIS 60610-3287

OFFICIAL SEAL -  
JULIE A. SHERIDAN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/29/90

Exempt under Real Estate Transfer Act, Par. 9-2  
Section 4, & Cook Cty. Ord. 83104, Par. 1-1  
6/9/89  
Jesus M. Garcia  
Buyer, Seller or Representative  
Date

DOCUMENT NUMBER

Form # 1114

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MAY

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1710 6000 2000 01 10/20/2010

CLERK OF COOK COUNTY  
COUNTY CLERK'S OFFICE

89321220

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