

# UNOFFICIAL COPY

This instrument was prepared by:  
Dane H. Cloven, Vice President  
Community Savings Bank  
4601 W. Belmont Avenue  
Chicago, IL 60641

89325306

(The Above Space For Recorder's Use Only)

THE GRANTOR William B. Carey and Veronica Carey  
of the County of Cook and State of Illinois, for and in consideration  
of \_\_\_\_\_ TEN and 40/100 (10.00) \_\_\_\_\_ Dollars,

and other good and valuable considerations in hand paid, Convey and (WARRANT /QUIT CLAIM) \*  
into COMMUNITY SAVINGS BANK, an Illinois Corporation, 4601 West Belmont Avenue, Chicago, Illinois 60641  
(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 3rd day of July  
1989, and known as Trust Number LT 345 (hereinafter referred to as "said trustee," regardless of the number  
of trustees,) and into all and every successor or successors in trust under said trust agreement, the following described real estate  
in the County of Cook and State of Illinois, to wit:

Lot Thirty-five (35) in Block Nine (9) in H.O. Stone and Company's  
Belmont Avenue Terrace Subdivision of the West half (W<sub>2</sub>) of the  
South West quarter of Section Nineteen (19) Township Forty (40)  
North, Range Thirteen (13), East of the Third Principal Meridian  
in Cook County, Illinois.

PIN: 13-14-327-005-0006

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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 set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or  
any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision 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 demise, to dedicate, to  
mortgage, pledge or otherwise encumber said premises or any part thereof, to lease said premises or any part thereof, from  
time to time, in possession or reversion, by leases to commence in possession 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 lease and to grant options to lease, and options to renew leases and  
options to purchase the whole or any part of the premises and to contract respecting the manner of fixing the amount of present  
or future rentals, to partition or to exchange said premises 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 encumbrance 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, or to whom the application of any  
part, use, money, rent, or money borrowed or advanced on said premises, be obligated 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 any 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, (as if at the time of the delivery thereof the trust  
created by this Indenture and by said trust agreement was in full force and effect) so 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 hereunder, to whom 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 it, or of their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them, if 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 or such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the sale to any of the above lands is now or hereafter registered, the Registrar of Deeds is hereby directed not to register  
or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limita-  
tions" or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor is hereby expressly waived and release any and all right or benefit under and the force of an  
and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

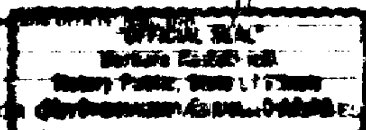
In Witness Whereof, the grantor is aforesaid have hereunto set their hands and seals, the 11th  
day of July, 1989.

William B. Carey (SEAL) Veronica Carey (SEAL)  
State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
William B. Carey and Veronica Carey

personally known to me to be the same person as whose name is subscribed in the fore-  
going instrument, appeared before me this day in person, and acknowledged that he performed, 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 seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.



\*US WARRANT OR CONVEYANCE SUBJECT TO RECORD

ADDRESS OF GRANTEE:  
326 N. Nottingham  
Chicago, IL 60634  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND ALL SUBSEQUENT TAX BILLS TO:

MAIL TO: **COMMUNITY SAVINGS BANK**  
4601 W. Belmont Avenue  
Chicago, IL 60641

OR RECORDER'S OFFICE BOX NO. 330

Community Savings Bank as trustee  
under Trust No. LT 345  
Dane H. Cloven, Vice President

No Taxable Consideration

Exempt under provisions of Paragraph B,  
Section 4, Real Estate Transfer Act

7-11-89  
Date

DOCUMENT NUMBER

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Deed in Trust

TO

908528-99

Property of Cook County Clerk's Office

89325506

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