

89355236

WARRANTY DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors Peter A. Garetto married to Cheryl D. Garetto and Laurance H. Garetto married to Mary Jo Garetto of the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the FIRST NATIONAL BANK OF BLUE ISLAND, a corporation duly organized and existing under the laws of the United States and qualified to do a trust business under and by virtue of the laws of the State of Illinois, whose principal place of business is 13057 So. Western Avenue, Blue Island, Illinois, as Trustee under the provisions of a Trust Agreement dated the 17th day of July 19 89, known as Trust Number 89096, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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The undersigned and affirm that this is not Homestead Property. This is a commercial property.

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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 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 execute any subdivision of part thereof, and to resubdivide 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 the 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 said premises, 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 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 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 easement in trust of said premises or any part thereof, and to deal with said property and any 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 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 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, (a) 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, (b) 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 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 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 not 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 words of similar import, in accordance with the statute in such case 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 of other debts.

IN WITNESS WHEREOF, the grantor S. aforesaid he hereunto set their hand and seal this 17th day of July 19 89.

PETER A. GARETTO (Seal) LAURANCE H. GARETTO (Seal)

State of Illinois } ss. William Diamant, a Notary Public in and for said County, in County of DuPage } the state aforesaid, do hereby certify that PETER A. GARETTO and LAURANCE H. GARETTO

personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they assigned, 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 17th day of July 19 89

William Diamant Notary Public

First National Bank of Blue Island 12660 S. Western Ave., Blue Island, IL For information only insert street address of above described property.

89355236 12 This instrument prepared by William H. Thomson 13057 S. Western, Blue Island, IL

Exempt under provisions of Paragraph E, Section 4. Real Estate Transfer Tax Act Sec. 4 Par. 1 Cook County Ord. 95104 Par. 1. \$12.00 dater July 1989 by: William H. Thomson attorney

Document Number

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LEGAL DESCRIPTION

PARCEL 1:

The East 85 Feet 3 inches of the Southerly 91 feet 4-3/8 inches of the Easterly 135.25 feet of Lot 1 except that part described as follows:

Beginning at the South East Corner of aforesaid lot 1; thence Northerly along the East Lot Line of aforesaid Lot 1, a distance of 91.4 feet to a point; thence Westerly along the South Line of the North 65 feet of aforesaid Lot 1, a distance of 18.0 feet to a point; thence Southwesterly along a straight line, a distance of 47.8 feet more or less to a point, said point being 20.0 feet normally distance West of the East Lot Line of aforesaid Lot 1 and normally distant 47.76 feet more or less South of the South Line of the North 65 feet of aforesaid Lot 1; thence Southwesterly along a straight line, a distance of 59.5 feet more or less to a point, said point being 17.0 feet normally distant North of the South Line of aforesaid Lot 1 and normally distant 11.2 feet more or less West of the West Line of the East 85.25 feet of aforesaid Lot 1; thence Southerly along the West line of the East 85.25 feet of aforesaid Lot 1, a distance of 17.0 feet to the South Lot Line of aforesaid Lot 1; thence Easterly along the South Lot Line of aforesaid Lot 1; a distance of 85.25 feet to the point of beginning, in the Eames' Subdivision of Lots 1, 2, 3, 4, 6, 7, 8 and 9 in Betsy Fox's Subdivision of Lot 4 of Assessor's Division of the Southeast 1/4 of the Southeast 1/4 of Section 25, Township 37 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

24.25-436-027 TP

PARCEL 2:

The West 50 feet of the South 91 feet 4-3/8 inches of the East 135.25 feet (except the South 17 feet thereof) of Lot 1 in M.C. Eames Subdivision of Lots 1 thru 4 and 6 to 9 Betsy Fox Subdivision of Lot 4 and of Assessor's Division of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 25, Township 37 North, Range 13 East of the Third Principal Meridian in the City of Blue Island, Cook County, Illinois.

24.25-436-026 TP

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