

WARRANTY DEED IN TRUST

UNOFFICIAL COPY

This instrument was prepared by: Patricia Ralphson Beverly Trust Co. 10312 S. Cicero, Oak Lawn, Ill. 60453

90431347

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor 's ALEX RATKOWSKI and BERNICE RATKOWSKI, his wife

of the County of Cook and State of Illinois for and in consideration of Ten and no/100- dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the BEVERLY TRUST COMPANY, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the 20th day of August, 19 90, known as Trust Number 8-9011, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 176 (except the South 32 feet and the North 32 feet thereof) in Frederick H. Bartlett's 47th Street Subdivision of Lot "C" in the Circuit Court Partition of the South Half and that part of the North West Quarter lying South of Illinois and Michigan canal of Section 3, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of Paragraph....., Section 200.1-2B6 or under provisions of Paragraph....., Section 200.1-4B of the Chicago Transaction Tax Ordinance.

Permanent Tax Number: 19-03-119-004

Commonly known as: 4613 S. Karlov Chicago, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances unto the Trust 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 make 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 donate, to dedicate, to mortgage, to 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 leases to commence in perpetuity, for a term, and upon any terms and for any period or periods of time, not exceeding in the case of any lease 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 premises and to contract respecting the manner of fixing the amount of present or future rental, the partition or in 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 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 should in its discretion deem to be in the best interests of the Trust, whether similar to those herein specified or in any time or times hereafter

It is covenanted that any party dealing with said trustee in relation to said premises, or to whom such 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 its delivery thereon, 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 terms, 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 trustee or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of us, his or their predecessors 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 Register of Titles is hereby directed not to register or not to in the certificate of title or duplicate thereof, or memorial the words "in trust," "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided

And the said grantor hereby expressly waives 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 aforesaid has hereunto set hand and seal this 20th day of August 19 90

Alex Ratkowski (Seal) ALEX RATKOWSKI (Seal)

Bernice Ratkowski (Seal) BERNICE RATKOWSKI (Seal)

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State of Illinois ss. The Undersigned, a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that ALEX RATKOWSKI and BERNICE RATKOWSKI, his wife

personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me (his 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.

"OFFICIAL SEAL" PATRICIA A. RALPHSON Notary Public, State of Illinois My Commission Expires 8/7/91

Given under my hand and notarial seal this 20th day of August 19 90

Patricia A. Ralphson Notary Public

Beverly Trust Company TRUST AND INVESTMENT SERVICES

4613 S. Karlov Chicago, Illinois

For information only insert street address of above described property

Recorder from Cook County Clerk & Printing Chicago Ill. 60602 107 5878

Box 90

Exempt under provisions of Paragraph 7, Section 4, R.E. Transfer Tax Act Buyer, Seller or Representative Date 8-21-90 Patricia A. Ralphson

THIS SPACE FOR AFFIXING INDEMNITY AND OTHER STAMPS

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TRUST COMPANY

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Property of Cook County Clerk's Office

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