

DEED IN TRUST (WARRANTY)

UNOFFICIAL COPY 20464028

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor WAYNE C. KURAS of the County of Cook and State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars, in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey unto Garfield Ridge Trust & Savings Bank, an Illinois bank, my corporation of Chicago, Illinois, 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 7th day of September, 1971, and known as Trust Number 71-9-1, the following described real estate in the County of Cook and State of Illinois, to-wit:

\*\*\* SEE LEGAL DESCRIPTION ON REVERSE SIDE \*\*\*

DEPT-01 RECORDING \$15.00 T#8888 TRAN 0856 07/24/90 14 39:00 #0066 #H \* -90-464028 COOK COUNTY RECORDER

SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and subdivide said real estate or any part thereof to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 the present or in the 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 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 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 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, 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 the trust property, or be obliged to see that the terms of the 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 trust property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, mortgage 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 herein and in said Trust Agreement or in all amendments thereof, if any, and is 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, 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.

This conveyance is made upon the express understanding and condition that the grantor, neither individually nor in Trustee nor in successor or successors in trust shall incur any personal liability or be subjected to any claim, demand or decree for anything done or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, or for injury 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 the 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 whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record 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, avails and proceeds arising from the sale or any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple in and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note on 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 Grantor hereby expressly waive and release 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 his hand and seal this 20th day of June, 1989.

(Seal) Wayne C. Kurat (Seal) Wayne C. Kurat

STATE OF ILLINOIS COUNTY OF COOK DOROTHY A. WROBLE a Notary Public in and for said County, in the State

aforesaid, do hereby certify that WAYNE C. KURAS 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 purposes therein set forth, including the release and waiver of the right of homestead.

My Commission Expires August 13, 1991 20th day of June 1989 NOTARY PUBLIC

Document Prepared By Attorney Frank J. Kuta 5732 Archer Avenue Chicago, IL 60632

ADDRESS OF PROPERTY: 5732 S. Central Ave. Chicago, IL 60638 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED SEND SUBSEQUENT TAX BILLS TO Garfield Ridge Trust #71-9-1 5732 S. Central Ave., Chicago, IL 60638

Box 187

EXEMPT UNDER THE PROVISIONS OF PAR. E, SEC. 4, OF THE REAL ESTATE TRANSFER TAX ACT AND PAR. E OF SEC. 200.1-206 AND 200.1-4 OF THE CHICAGO TRANSFER TAX ORDINANCE. 6-20-89 87029106

DOCUMENT NUMBER 904641123

# UNOFFICIAL COPY

Box 187

RETURN TO: **Barfield Ridge Trust & Savings Bank**

620 South Dearborn Street  
Chicago, Illinois 60605

TRUST NO. 71-9-1

## DEED IN TRUST

(WARRANTY DEED)

TO

**Barfield Ridge Trust & Savings Bank**

Chicago, Illinois

TRUSTEE

Property of Cook County Clerk's Office

90464028

Lot 14 in Block 73 in Frederick M. Bartlett's Third Addition to Barfield Ridge being a Subdivision of all that part of the East 1/2 of Section 17, Township 36 North, Range 13, lying North and East of the right-of-way of the Indiana Harbor Belt Railroad (except the West 1/2 of the West 1/2 of the Northeast 1/4 of said Section 17, Township 36 North, Range 13) and also that part of the North 3/4 of the East 1/2 of the Northeast 1/4 of said Section 17, Township 36 North, Range 13, lying East of said right-of-way of the Indiana Harbor Belt Railroad, in Cook County, Illinois.

P. I. N. 18-17-223-024-0000

Property Address: 6732 S. Central Ave., Chicago, IL 60638

FORM 1517 - 6/20/77 (REV. 1/77)

PROPERTY OF COOK COUNTY CLERK'S OFFICE