

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

90479676  
90479676

DEPT-01 RECORDING

748888 TRAN 1970 10/02/90 14:24:00  
N1762 # 1 - PO-479676

\$13.00

The above space for recorder's use  
**Cook County Recorder**

Exempted under real estate transfer tax Act Sec. 4, Part E  
and Cook County Ord. 95104, Part E.

Date: 8/6/90

*T. J. Connor*  
T. J. Connor  
Asst. Vice President

RECORDED ON AUGUST 6, 1990, IN THE OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS, IN THE RECORDS RELATING TO THE PROPERTY OF COOK COUNTY, ILLINOIS.

THIS INDENTURE WITNESSETH, That the Grantor, MARY ANN S. DAWSON,  
a Single Person

of the County of COOK and State of ILLINOIS, for and in consideration  
of the sum of TEN AND NO/100 Dollars (\$ 10.00),  
In hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged,  
Convey and Warrant unto ALSIPI BANK, a banking corporation duly organized and existing under the  
laws of the State of 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 16th day of August 1990,  
and known as Trust Number 1-0672, the following described real estate in the County of COOK  
and State of Illinois, to-wit:

LOT 2 IN BLOCK 8 IN ALSIP MANOR BEING A SUBDIVISION IN  
THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH,  
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING  
TO THE PLAT THEREOF RECORDED JULY 3, 1946 AS DOCUMENT  
NO. 13836063 IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 4539 W. 128th Street  
Alsip, IL 60658

**90479676**

PERMANENT INDEX NUMBER: 24-34-108-006-0000

SUBJECT TO conditions and covenants of record.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trustee, 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 sell, lease or otherwise dispose of the same, or to act as agent for the trustee to receive money due to  
said real estate or any part thereof, to contract for, 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 successors or successors in interest of the title, estates, powers and authorities vested in said  
Trustee to donate, to dedicate, to mortgage, pledge, encumber, or otherwise charge the same, or to exercise any power  
or authority given to said Trustee, or to do all acts necessary or convenient, by leases to commence immediately or in  
future, and upon any terms and for any period of time of days, not exceeding in the case of any single demise the term of  
72 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify  
terms and the terms and provisions thereof at any time or times hereafter, in contract to make leases and in grant  
options to lease and option to renew such leases, or to put up the real estate or any part thereof for sale or lease, or  
to lease or put up the real estate or any part thereof for sale or lease, or to exchange, sell real estate, or any part  
thereof, or 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 may be lawful for any person owning the same  
and dealing 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 be bound to any particular way of dealing with the said real estate, or to  
which any particular part or parts thereof, that he conveyed, contracted to be delivered or mortgaged by said Trustee, or  
any successor in trust, be obliged to see to the application of any purchase, sale, rent or money borrowed or advanced on  
said real estate, or be obliged to see that he have been entitled to it, or be obliged to inquire into the  
maturity, necessity or expediency of any act of said Trustee, or his or her successors in trust, or any instrument executed by  
said Trustee, or his or her successors in trust, or any 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 Register of Titles of said county), 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 said Trust Agreement was in full force and effect,  
(b) that such conveyance or other instrument was a recordable deed, trust, condition, and restriction, or  
labeled in this Indenture and Trust Agreement or all instruments thereof, if any, as being upon all beneficiaries  
provided for in this Indenture and Trust Agreement, and (c) that the Trustee was fully 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 successor  
in trust, that such successor or successors in trust have been properly appointed and are vested with all the title,  
estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust, and  
that this conveyance is made upon the same terms and conditions as the original trust, individually or as  
Trustee, and upon the same terms and conditions in trust shall be held in personal liability or be subject to any claim, judgment  
or decree for anything that he or his 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 thereto, 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 by said Trustee, or his or her successors in trust, or any instrument executed by  
them or the Register of Titles, or any instrument executed by the Trustee as their attorney-in-fact, hereby irrevocably appointed for such  
purpose, 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 true property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge  
thereof). All persons and corporations whomever and whatsoever shall be charged with notice of this condition, shall be  
bound thereby.

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 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 any real estate, as such, but only an interest in the earnings, avails and proceeds  
thereof, and all such interest shall belong to, or be in and with Alsipl Bank the entire legal and equitable title in  
such, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, The Register of Titles is hereby directed 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 with a similar import, in accordance with the statute in such case made and provided, and said  
Trustee, or his or her successors in trust, or any instrument executed by the Trustee, or his or her successors in trust, or  
any transfer, change or other dealing involving the registered land, in accordance with the true intent and meaning of the  
trust.

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 her hand and  
seal this 16th day of August 1990.

(SEAL) Mary Ann S. Dawson (SEAL)  
MARY ANN S. DAWSON

This instrument prepared by: FRANK J. KOLBUCK, Attorney, 5934 W. 35th St., Cicero, IL 60650 708-863-7333

State of ILLINOIS County of COOK I, FRANK J. KOLBUCK, a Notary Public in and for said County,  
in the state aforesaid, do hereby certify that MARY ANN S. DAWSON,  
a Single Person,

personally known to me to be the same person whom name is  
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her

"OFFICIAL SEAL" Frank J. Kolbuck, Notary Public, State of Illinois, given under my hand and seal this 16th day of August 1990  
FRANK J. KOLBUCK  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2/10/92

Notary Public

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MAIL TO: Alsipl Bank  
11900 SO. CRAWFORD CHICAGO, ILLINOIS 60658  
389-8400

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Property of Cook County Clerk's Office

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