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90604293

WARRANTY DEED IN TRUST

1990 JUN 2 PM 1:13 90604293

Form 91 R 7/80

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor LOUIS GUIDA and NANCY GUIDA, his wife,

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the Eighteenth (18th) day of June 19 90, known as Trust Number 1095688 the following described Real estate in the County of Cook and State of Illinois, to wit:

Lot 6 in Witwicki's Glen-Eden Estates, being a Subdivision of Lot 1 in Superior Court Commissioner's Partition of Estate of James Williamson, deceased, being a part of the North East 1/4 of Section 11 and part of the North West 1/4 of Section 12, Township 40 North, Range 12, East of the Third Principal Meridian (except that part of said Lot 1 lying solely in the North West 1/4 of said Section 12 and lying South of a line running East parallel to the South line of said North West 1/4 from a point 363.0 feet (measured on the West line of said North-West 1/4) North of the South line of said Northwest 1/4 of said Section 12, also West 487.34 feet of the East 1/4 of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, in Norwood Park, Township, in Cook County, Illinois.

PERMANENT TAX NUMBER: 12-22-126-012 VOLUME NUMBER

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 vacate any subdivision or 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 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, 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 praesenti or 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 198 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 appurtenant to said premises or any part thereof, and to deal with said property 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 aforesaid or any part thereof, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or any part thereof, or any interest therein, 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 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 in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under 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 terms, conditions and limitations contained in this indenture and said trust agreement or any amendments 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, her 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 subject to the power of sale and to all the provisions hereof. No assignment of any beneficial interest or power of direction shall be effective until a copy thereof is delivered to the trustee. Any conveyance or contract for conveyance of the real estate or any interest therein may contain a provision to the effect that the interest of the beneficiaries hereunder or of any such contract for conveyance shall be personal property only, and that the beneficiaries hereunder have no interest in the real estate. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to enter or cause to be entered in the register's office a memorial of this indenture or any conveyance made hereunder, or memorial of 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 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 S aforesaid have hereunto set their hand S and seal S this 18th day of June 1990

(Seal) LOUIS GUIDA (Seal)

(Seal) NANCY GUIDA (Seal)

13 00

THIS INSTRUMENT WAS PREPARED BY:
Stephen M. Thacker
One East Wacker Drive
Chicago, Illinois 60601

State of ILLINOIS
County of COOK } ss

I, Sharon M. Ladonski, a Notary Public in and for said County, in the state aforesaid, do hereby certify that LOUIS GUIDA and NANCY GUIDA, his wife,

personally known to me to be the same persons whose name S are subscribed to the foregoing instrument, appeared before me this 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.

Given under my hand and notarial seal this 18 day of June 1990

"OFFICIAL SEAL"
SHARON M. LADONSKI
Notary Public, State of Illinois
My Commission Expires 1-27-94

Notary Public

RECORD & RETURN TO LAND TRUST DEPT
CHARGE CHAT CO. TRUST #

EXEMPT under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.
6/18/90
Buyer, Seller or Representative

Document Number
90604293

After recording return to
Box 533 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St./Chicago, Ill 60602
Attention: Land Trust Department

7946 West Berwyn
Chicago, Illinois 60656
For information only insert street address of above described property.

BOX 333-GG

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