

COMMERCIAL NATIONAL BANK

UNOFFICIAL COPY

DEED IN TRUST

30043591

THIS INDENTURE WITNESSETH That the Grantor PILAR R. ZAPATA, A WIDOW AND NOT SINCE REMARRIED; JOSE L. ZAPATA, JR. AND OLGA ZAPATA, HIS WIFE, CARLOS ZAPATA, DIVORCED AND NOT SINCE REMARRIED; AND CONNIE ZAPATA, DIVORCED AND NOT SINCE REMARRIED

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 COMMERCIAL NATIONAL BANK OF BERWYN, Berwyn, Illinois, a national banking association, its successor or successors, as Trustee under a trust agreement dated the 9th day of NOVEMBER 19 90, known as Trust Number 890635, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 31 IN DANA AND CLAYTON SUBDIVISION OF THE NORTH 1/2 OF BLOCK 54 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OFFICE OF REAL ESTATE TRANSACTIONS DEPT. OF REVENUE JAN 25 1990 202.50

21112 West Chatterton (Chicago, Illinois 60608)

(Permanent Index No. 17-11-312-029-0000)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the 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 subdivide and resubdivide; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or to execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the 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 the trustee, to donate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in the future, and upon any terms and for any period or periods of time, not exceeding 99 years, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to partition or exchange it for other real or personal property, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or extending appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for a person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 the trust.

This conveyance is made upon the express understanding and condition that neither COMMERCIAL NATIONAL BANK OF BERWYN, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it 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 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 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 amended.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all laws of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid have hereunto set their hands and seals

this 25th day of January 19 90

Pilar R Zapata (SEAL)
Jose L Zapata Jr (SEAL)
Olga Zapata (SEAL)
Carlos Zapata (SEAL)
Connie Zapata (SEAL)

STATE OF ILLINOIS REAL ESTATE TRANSACTIONS 27.50

State of Illinois County of Cook I, Robert A. Cheely a Notary Public in and for said County, in the state aforesaid, do hereby certify that Pilar R Zapata, a widow and not since remarried, Jose L Zapata Jr, Olga Zapata, his wife, Carlos Zapata, divorced and not since remarried, and Connie Zapata, divorced and not since remarried, personally known to me to be the same person whose name is 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 25th day of January, 19 90. Robert A Cheely Notary Public

NOTARIAL SEAL ROBERT A. CHEELY NOTARY PUBLIC STATE OF ILLINOIS EXPIRES APRIL 25, 1990

THIS DOCUMENT PREPARED BY: R. Cheely, Atty 2318 S. Austin, Cicero, IL 60650

REAL ESTATE TRANSACTIONS DEPT. OF REVENUE JAN 25 1990 13.50

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47504 * -90-043594
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

90043594

90043594



Trustee

TO
**COMMERCIAL
NATIONAL BANK**
Berwyn, Illinois

DEED IN TRUST

TRUST NO. _____

MAIL TO:
COMMERCIAL NATIONAL BANK OF BERWYN
3322 OAK PARK AVENUE
BERWYN, ILLINOIS 60402

13.25