

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

REVENUE JAN-19

862.00

SC-044908

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors MARTIN ROMO, A BACHELOR

AND GERARDO ROMO, MARRIED TO RAQUEL ROMO, AS JOINT TENANTS
of the County of COOK and State of ILLINOIS for and in consideration
of TEN DOLLARS----- Dollars, and other good
and valuable considerations in hand paid, Convey and warrant unto the
CHICAGO TITLE AND TRUST COMPANY , as Trustee under the provisions
of a trust agreement dated the 20TH day of NOVEMBER 1989, known as
Trust Number 1093896 , the following described real estate in the County of COOK
and State of Illinois, to-wit:

LOT 1 IN BLOCK 13 IN COBE AND MCKINNON'S 63RD STREET AND
CALIFORNIA AVENUE SUBDIVISION OF THE WEST 1/2 OF THE
SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

COMMONLY KNOWN AS: 6200 S. FAIRFIELD, CHGO. DEPT-01 RECORDING
P.I.N. #19-13-424-016 : T8333 TRAN 7600 01/29/90 11103100
: 02838 C -90-044908
SELLER WARRENTS THIS IS NOT HOMESTEAD PROPERTY.

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 maintain said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any and all parts of said premises, to resubdivide said property in whole or in part, or to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to lease, and otherwise to part thereof to a successor or successors in trust and to grant to such successors or successors in trust all of the title, assets, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise to transfer said property, or any part thereof, to lease and collect rents or any part thereof, from time to time, in possession or reversion, by leases to commence in payment of future, and upon any term or terms for any period or periods of time, not exceeding in the case of any single demise the term of 100 years, and to renew any lease or leases so created, to assign, to transfer, to exchange, to partition, to mortgage, to lease, to sublease, to let, to grant options to purchase, to exchange, to let, to sublease, to assign, to partition, to mortgage, to lease, to sublease, to let, to grant options to purchase, the whole or any part of the ownership and interest in said premises, or any part thereof, for the amount of present, future, taxable or non-taxable, taxes, assessments, fees, charges or expenses of any kind, for other real property, to grant assignments or charges of any kind, to release, convey or lease any or all rights or interests in said property for each 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 ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom and premises or any part thereof shall be conveyed, sold, leased or mortgaged by said trustee, be obliged to see to the application of any proceeds received, or to the payment of any taxes or assessments of any kind of said premises, or be obliged or privileged to inquire into or 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 to prove that every person relying upon or claiming under any such conveyance, lease or other instrument, to the best of the knowledge of the trustee, the trust created by this indenture and by said trust agreement was in full force and effect, (b) that each conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereto 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) that the conveyance is made to a successor or successor in trust that such person or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and offices of the law or their predecessor in trust.

No interest of each and every beneficiary hereunder and of all persons claiming under him or her or them shall be liable for the expenses, debts and processes arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property and no beneficiary, co-owner shall have any title or interest, legal or equitable, in or to said real estate or title, but only an interest in the income, assets 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 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 purport 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 one and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

To Witness Whereon, the grantor _____ aforesaid has _____ hereto affixed his _____ hand _____ and seal _____
Date: 20TH day of NOVEMBER 1989.

Martin Romo
MARTIN ROMO

Gerardo Romo
GERARDO ROMO

State of: Illinois
County of: Cook

I, the undersigned Notary Public in and for said County, in
the state aforesaid, do hereby certify that Martin Romo & Gerardo Romo

"OFFICIAL SEAL"
JAMES R. GALLAGHER
Notary Public State of Illinois
My Commission Expires 9-8-92

personally known to me to be the same persons whose names are subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that they
signed, sealed and delivered the said instrument affixed thereto, freely and voluntarily act, for the
use and purpose thereto set forth, including the release and waiver of the right of homestead.
Given under my hand and notarized and this 20TH day of NOVEMBER 1989.

James R. Gallagher
Notary Pub

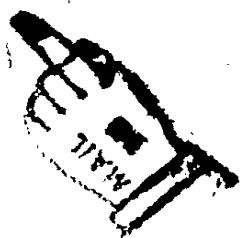
GRANTEE'S ADDRESS
purchased by:

James Gallagher
3769 W 26th Street
Chicago, IL 60624

For information and street address of
above described property.

UNOFFICIAL COPY

Mail to: Hyatt Legal Service
Hillside Mall
101 N. Wolf Rd.
Hillside, Ill. 60162
Attn: Robert C. Kallf



SEARCHED
SERIALIZED

ILLINOIS REAL ESTATE TRANSFER TAX
STAMP
57501

