

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

REVENUE JAN 19 1989

85230

90-044903

The above space for recorder's use only

① 221315 DMS 210

THIS INDENTURE WITNESSETH, That the Grantor s **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, IL 60628

P.I.N. #19-13-424-016

DEPT-01 RECORDING 813.25
 T83333 TRAN 7600 01/29/90 11:03:00
 82838 C *-90-044908
 COOK COUNTY RECORDER

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 to said trust agreement set forth.

Full power and authority is hereby granted to said trustee, his heirs, assigns, managers, protect and maintain and premises or any part thereof, to dedicate parks, streets, highways or ways and to vacate any and all of any part thereof, and to resubdivide and properly maintain or incur, or contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to lease and to purchase, 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, power and authority vested in said trustee, to donate, to dedicate, to mortgage, pledge or charge, to sell, to convey, to lease, to purchase, to grant, to sell, or any part thereof, from time to time, in possession or reversion, by lease, in reversion, in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease a term of 99 years, and to renew or extend leases from any term 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 loans and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of fixing the amount of present or future rentals, its partition or its various uses to be made on any part thereof, for other real or personal property, to grant annuities or charges of annuities, to release, convey or lease, with or without consideration, or about or assignment appointment in said premises or any part thereof, and to deal with said property and every part thereof, in all the ways 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 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 said premises or any part thereof shall be conveyed, mortgaged or otherwise disposed of by said trustee, be obliged to see to the application of any part of the proceeds of any sale, mortgage or other disposition of any part of said premises, or be obliged to see that the terms of this trust hereinafter set forth are complied with, or be obliged or privileged to inquire into or into 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 any such conveyance, lease or other instrument, as if at the time of the execution 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 shall be valid and binding upon all beneficiaries hereunder, (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 lawfully appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the trust or their predecessors 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 claims, debts and proceeds arising from the sale or 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 or to said real estate as such, but only an interest in the earnings, rents 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 to file 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 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 do hereby certify that **Martin Romo & Gerardo Romo** is **20TH** day of **NOVEMBER**, 19**89**.

Martin Romo (Real) *Gerardo Romo* (Real)
MARTIN ROMO **GERARDO ROMO**

90044908

State of Illinois I, the undersigned a Notary Public in and for said County, in
 County of Cook 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 person, whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead, given under my hand and notarial seal this 20TH day of NOVEMBER, 1989.

James R. Gallagher
 Notary Public

GRANTOR'S ADDRESS prepared by: *James Gallagher 3460 W 26th Street Chicago, IL 60623*

For information and present street address of above described property.

Handwritten initials/signature

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Mail for Hyatt Legal Services
Hillside Mall
101 N Wolf Rd
Hillside, Ill 60162
Attn: Robert C. Kall


Property of Cook County Clerk's Office



90077398

PLAT	TAX	TRANSACTION	DATE
		57.50	

COOK COUNTY CLERK
208942



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 29 1990
DEPT. OF REVENUE 115.00