

UNOFFICIAL COPY

90075910

WARRANTY DEED IN TRUST

The above space for recorder's use only

This Indenture Witnesseth, That the Grantor

DEPT-01 RECORDING \$13.00
T33333 TRAH 2195 02/25/90 13:15:00
COOK COUNTY RECORDER

CARL GARCIA, a Widower

of the County Cook and the State of Illinois for and in consideration of Ten Dollars & other valuable considerations (\$10.00) Dollars.

and other good and valuable consideration in hand paid, Convey B and Warrant S

unto COLE TAYLOR BANK/DROVERS, an Illinois banking association, of 47th Street and Ashland Avenue, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 22nd day of December

19 87 known as Trust Number 87-198, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 2 and 3 in Block 1 in Wilder's Subdivision of Blocks 1 and 4 of Assessor's Division, being the West half of the Northeast quarter of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, IL

Permanent Real Estate Index No. 17-32-202-012 Common Address 1003-05 W. 31st Street Chicago, Illinois
17-32-202-013

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 make any subdivision or part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase, to sell or 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 present 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 99 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 every part thereof in all other 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, contracted to be sold, leased or mortgaged by said trustee, 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 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 any 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 trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment 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 his, his 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 only in the earnings, avails 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, 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 cases 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 aforesaid has hereunto set his hand and seal this 30th day of January, 19 90.

(SEAL) Carl Garcia (SEAL)
(SEAL) CARL GARCIA (SEAL)

State of ILLINOIS) SS. I, PHILIP K. GORDON a Notary Public in
County of COOK) and for said County, the state aforesaid, do hereby certify that CARL GARCIA, a widower

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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Witness my hand and notarial seal this 30th day of January, 19 90.

OFFICIAL SEAL
PHILIP K. GORDON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/4/92

Philip K. Gordon
Notary Public

Return to: COLE TAYLOR BANK/DROVERS
BOX 138
CHICAGO, ILLINOIS

This instrument was prepared by PHILIP K. GORDON, Atty at Law
809 W. 35th St., Chgo, IL 60609

90075910

Stamp under provisions of Paragraph Section 2, Real Estate Transfer Tax Act 1/30/90
Carl Garcia

Stamp under provisions of Paragraph Section 2, Real Estate Transfer Tax Act (This County) 1/30/90
Carl Garcia

Document Number 90075910

This space for affixing stickers and revenue stamps

UNOFFICIAL COPY

BOX 138

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

TO



COLE
TAYLOR
BANK
DROVERS
TRUSTEE

8027 AP

01692009

DATE

PREPARED BY

DATE

PREPARED BY

COLE TAYLOR BANK DROVERS TRUSTEE

COLE TAYLOR BANK DROVERS TRUSTEE

01692009

Property of Cook County Clerk's Office