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90105818

WARRANTY-DEED IN TRUST

The above space for recorder's use only

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

3/20/89
Date

James J. Kash
Buyer, Seller or Representative

THIS INDENTURE WITNESSETH, That the Grantor, Lyn M. Ruble

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$ 10.00),

in hand paid and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S. and Warrant S. unto ~~XXXXXX BANK AND TRUST CITY~~ a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 20th day of January, 1989, and known as Trust Number 89-2027, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1 An undivided 1/2 interest in: Lot 13 and 14 in Block 4 in Corwith's Resubdivision of Lots 81 to 120, 124 to 140, 144 to 150 and 152 to 157 in Subdivision of the South East 1/4 of Section 36, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois P.I.N. 15-36-403-030 (Lot 13) & 16-36-403-029 (Lot 14)

PARCEL 2 Lot 42 in Block 5 in Corwith's Resubdivision of Lots 81 to 120, 124 to 140, 144 to 150, 152 to 157, all inclusive in the Town of Brighton, in the West Half, South East Quarter of Section 36, Township 39, Range 13, East of the Third Principal Meridian, in Cook County, Illinois P.I.N. 16-30-409-010

\$13.00

T#9999 TRAN 1488 03/08/90 14:38:00
#2853 # *90-105818

COOK COUNTY RECORDER

Commonly known as: 2624 W. 36th Street, Chicago, IL (Parcel 1)
2623 W. 36th Street, Chicago, IL (Parcel 2)

SUBJECT TO
NOTE: COLE TAYLOR BANK/FORD CITY shall substitute for the words
FORD CITY BANK and TRUST CO.

TO HAVE AND TO HOLD the said real estate with the appurtenances to the trust, 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, lease and subdivide said real estate in any part thereof, to dedicate parks, streets, highways or alleys and to make any subdivision of part thereof, and to resubdivide said real estate as herein provided, in contract to sell, in grant options to purchase, as well as in any terms, conditions, either with or without consideration, to convey said real estate or any part thereof by a successor in trust, and to grant to such successor in trust all of the title, power and authority vested in said Trustee, his heirs, assigns, or assigns, to mortgage, pledge or otherwise encumber said real estate, in any part thereof, to lease said real estate, in any part thereof, from time to time, in possession or reversion, by lease, license or in part or in full, and upon any terms and for any period 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 lease and to grant options to lease and to sell, in lease and options to purchase the whole or any part of the real estate and to contract regarding the manner of using the amount of present or future rentals, to partition or severally divide said real estate, in any part thereof, his heirs or assigns personal property, to grant easements or charges of any kind, to release, convey, assign any right, title or interest in or about or to the real estate, in any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person acting in the same or in the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any parties dealing with said Trustee, or any successor in trust, in relation to said real estate of any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any proceeds of money, rents or money borrowed or advanced on said real estate, or be obliged to see that the terms of said Trust Agreement and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person claiming the Register of Titles of said Trust Agreement, or any instrument claiming under any such conveyance, lease or other instrument, as that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement, as a full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said Trust Agreement, or any amendment thereof, of any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, 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 by a successor of Trustee, that such successor of Trustee need not have been properly appointed and are fully created with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Ford City Bank and Trust Co., 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 done or omitted by or for the said Trustee, or any successor in trust, or any agent or attorney in, done or omitted about the said real estate or under the provisions of this Indenture or said Trust Agreement or any amendment thereof, or for injury to person or property happening under said real estate, any and all liabilities being hereby expressly waived and released. Any contract, obligation or undertaking 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 beneficiary under said Trust Agreement or a copy thereof, or any estate therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives and releases any and all right of 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 of other debts.

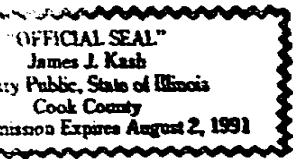
The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be in the earnings, assets and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal 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, assets and proceeds thereof as aforesaid, the intention hereof being to vest in said Ford City Bank and Trust Co. the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or issue in the certificate of title a 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, as provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any estate therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

In Witness Whereof, the grantor aforesaid has hereunto set her seal this 20th day of January, 1989.

Lyn M. Ruble (SEAL)
James J. Kash (SEAL)

State of Illinois }
County of Cook } SS. I, James J. Kash a Notary Public in and for said County, in the state aforesaid, do hereby certify that Lyn M. Ruble



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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

James J. Kash
Notary Public

MAIL TO: Box 187

FORD CITY BANK and Trust Co.

For information only insert street address of above described property

This space for affixing Bank and Revenue Stamps

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