

UNOFFICIAL COPY

DEED IN TRUST

9 11 17 90

This instrument was prepared by:
Dane H. Cleven, Vice President
Community Savings Bank
4801 W. Belmont Avenue
Chicago, IL 60641

90111786

(The Above Space For Recorder's Use Only)

THE GRANTOR Jose A. Bilbao, divorced and not remarried
of the County of Cook and State of Illinois, for and in consideration
of TEN and NO/100 (\$10.00) Dollars,
and other good and valuable considerations in hand paid, convey and (WARRANT /QUIT CLAIM)
unto COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 West Belmont Avenue, Chicago, Illinois 60641
(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 12th day of November
1987 and known as Trust Number LT-105 (hereinafter referred to as "said trustee," regardless of the number
of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate
in the County of Cook and State of Illinois, to wit:

Lot Thirty (30) in Block One (1) of Harriet Farlin's Subdivision of the West
Three-fourths (W 3/4ths) of the North Half (N 1/2) of the North West Quarter (NW1/4)
of the South East Quarter (SE1/4) (except that part thereof occupied by the Chicago
and Northwest Railroad) and the East Half (E1/2) of the South East Quarter (SE1/4)
of the North West Quarter (NW1/4) of the South East Quarter (SE1/4) of Section
Twenty-five (25), Township Forty North (40N), Range Thirteen (13), East (E) of the
Third (3rd) Principal Meridian, in Cook County, Illinois
PIN: 13-25-400-015-0000

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or
any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said
property as often as desired; to contract to sell; to grant options to purchase; to sell on 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 ass in 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 its, 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 limita-
tions," 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 has hereunto set his hand and seal this
day of March, 1990.

Jose A. Bilbao (SEAL) _____ (SEAL)
State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
Jose A. Bilbao

_____ personally known to me to be the same person whose name is subscribed to the fore-
going 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.

Given under my hand and official seal, this 17th day of March, 1990
Commission expires _____ 19 _____



ADDRESS OF PROPERTY:
2713 N. California Ave.
Chgo, IL 60647

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO

*USE WARRANT OR QUIT CLAIM
COMMUNITY SAVINGS BANK
4801 W. Belmont Avenue
Chicago, IL 60641
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO 330

FOR PROVISIONS OF PARAGRAPH 3,
SECTION 4, REAL ESTATE TRANSFER ACT

MAR 8 - 1990
Date

COMMUNITY SAVINGS BANK AS TRUSTEE
under Trust No LT-105

By: Dane H. Cleven
Dane H. Cleven, Vice President

DOCUMENT NUMBER

90111786

UNOFFICIAL COPY

Deed in Trust

TO

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$13.00
148895 TRAN 2039 03/13/90 09:30:00
#0087 # G * -90-111786
COOK COUNTY RECORDER

90111786