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90145-147

COOK COUNTY, ILLINOIS

FILED FOR RECORD

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90145447



WARRANTY DEED IN TRUST

Form 91 R 7/80

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Willie Mills and Birdene Mills, his wife of the County of COOK and State of Illinois for and in consideration of and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the day of June 1989, known as Trust Number 1893345 the following described Real estate in the County of COOK and State of Illinois, to-wit:

THE EAST 63RD FEET OF LOT 25 IN BLOCK 1 IN E.P. STEVENS ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/2 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 16-09-124-048 VOLUME NUMBER: _____

TO HAVE AND TO HOLD the said premises with the appurtenances upon 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, protect and subdivide said premises or any part thereof, to dedicate parks, streets, high-ways or alleys and to vacate any subdivision or part thereof, and to re-allocate 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 suc- cessors 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 198 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 premises 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, tax, 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 and 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 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 case made and pro- vided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any or all statutes of the State of Illinois, pro- viding for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S. aforesaid has hereunto set his hand and seal this 24th day of June 1989

Willie Mills (Seal) 13.00 (Seal)
Birdene Mills (Seal) (Seal)

THIS INSTRUMENT WAS PREPARED BY:

Willie Mills
Birdene Mills

State of Illinois I, _____, Notary Public in and for said County in County of Cook do hereby certify that Willie Mills and Birdene Mills, his wife

personally known to me to be the same person(s) whose name(s) _____ subscribed to

"OFFICIAL SEAL
 Judith Woods
 Notary Public, State of Illinois
 Cook County
 My Commission Expires 3/6/93

signed, sealed and delivered the said instrument as _____ 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 notarial seal this 3/12 day of _____, 1990

Judy Woods
 Notary Public

BOX 333-GG

After recording return to
 Box 533 (Cook County only)

CHICAGO TITLE AND TRUST COMPANY
 111 West Washington St./Chicago, Ill. 60602
 Attention: Land Trust Department

5307-09 W Ferdinand Chicago, IL
60644

For information only insert street address of above described property

This space for affixing Riders and Revenue Stamps

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
 SEC. 203.12 (B-5) CHICAGO TRANSACTIONS TAX

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
 REAL ESTATE TRANSFER TAX ACT
 DATE _____

90145447
 Document Number