

This Deed is being recorded to correct legal description

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WARRANTY DEED IN TRUST

1989 JUN 27 AM 10:49

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Luis A. Zambonino and Luz Zambonino his wife

of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Warranty unto UPTOWN NATIONAL BANK OF CHICAGO, duly organized and existing as a national banking association under the laws of the United States of America, 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 14th day of June 1989, and known as Trust Number 89-120, the following described real estate in the County of Cook and State of Illinois, to-wit:

THE WEST 20 FEET AND 10 INCHES OF LOT 24 (EXCEPT THE NORTH 8.0 FEET TAKEN FOR ALLEY) IN BLOCK 1 IN CHYTRAUS' ADDITION TO ARGYLE, A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED JULY 28, 1888 IN BOOK 30 OF PLATS, PAGE 26 AS DOCUMENT NUMBER 986402, IN COOK COUNTY, ILLINOIS.

Commonly known as No. 1230 Argyle Street, Chicago, Illinois P.I.N. 14-08-001-053-0000 EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SEC. 207, 1-2 (B-G) OF PARAGRAPH E, SEC. 208, 1-2 (B) OF THE CHICAGO TRANSFER TAX ACT

SUBJECT TO

6/26 Chris Murphy DATE SUPER, SELLER, REFUSING TO SELL

Oswaldo A. Hernandez, Attorney at Law

This document was prepared by: 4144 W. North Ave. Chicago, Illinois 60639 (312) 342-6077

Real Estate Tax

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, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate 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 real estate 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 do, execute, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, to lease 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 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 respectively as a lessor or lessee of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or 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 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, or any successor in trust, in relation to said real estate, or 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 purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, lease, mortgage, 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 (including the Register of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such 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, power, authorities, duties and obligations of it, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Uptown National Bank of Chicago, 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 it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for failing to perform or properly happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee, in its own name, as Trustee or individually (and the Trustee shall have no obligation whatsoever with respect to any such contract or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee, shall be applied for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed. 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 the earnings, dividends 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, dividends and proceeds thereof as aforesaid, the intention hereof being to vest in said Uptown National Bank of Chicago 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 Register of Titles is hereby directed not to register or note in the certificate of title or judgment thereof, or memorial, the words "in trust," or "with limitations," or words of similar import, in accordance with the statute in such case made and on file, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts 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 waive any and all right or benefits 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 hand and seal this 21st day of June 1989 Luis A. Zambonino (SEAL) Luz Zambonino (SEAL)

State of Illinois } ss. Lisa R. Fry a Notary Public in and for said County, in County of Cook } the state aforesaid, do hereby certify that Luis A. Zambonino and Luz Zambonino his wife

NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires: Mar. 17, 1991 Lisa R. Fry Notary Public

Return to: Box 192 (Cook County only) OR Uptown National Bank of Chicago 4753 N. Broadway Chicago, IL 60640 ATTN: Land Trust Dept.

For information only insert street address of above described property.

66324 7815074 Murphy NA

This space for affixing Advers and Revenue Stamps

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1990 JUN 26 AM 10:56

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Property of Cook County Clerk's Office

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