

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

90365028

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **Steve Casey A/K/A Steven J. Casey and Karen Casey, husband and wife**

of the County of **Cook** and State of **Illinois** for and in consideration of **\$10.00 and 00/100** Dollars, and other good 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 **23rd day of July 1990**, known as Trust Number **1095968** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot 19 and the West 5 feet of Lot 20 in Block 3 in Robinson Avenue Land Association Subdivision of the East 10,728 acres of the South 1/2 of the North West 1/4 of Section 4, Township 39 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded, July 30, 1896 as Document Number 1311566 East of the Third Principal Meridian, in Cook County, Illinois.

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DEET-01 RECORDING

\$13.25

PERMANENT TAX NUMBER 16-04-128-026

VOLUME NUMBER 543

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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 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 create 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 in 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, to 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 199 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 199 years, and at any time thereafter to make leases and 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 remaining interest to be held in said trust, 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 remaining interest to be held in said trust 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 retain any right, title or interest in or about or agreement appertaining 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 sue to the application of any purchase money, rent, or money borrowed or advanced on any instrument created by said trustee in any form, for any amount, and which may be obliged to inquire into the title, condition, existence or ownership of said trust, or to obtain copies of any instrument or papers in any way connected with the creation, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate, shall be considered 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 thereto 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) that 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 it.

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 at 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 "subject to limitation", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor, S. 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, S. aforesaid has hereto set their hand and seal this 25th day of July 1990.

Steve Casey (Seal)
STEVE CASEY
Steven J. Casey (Seal)
STEVEN J. CASEY

Karen Casey (Seal)
KAREN CASEY
90365028 (Seal)

This Instrument was prepared by:
Kenneth R. Piggott, Atty
3623 N. Pulaski Rd., Chicago, IL 60641

State of **Illinois**
County of **Cook**

I, a Notary Public in and for said County, do hereby certify that **Steve Casey A/K/A Steven J. Casey and Karen Casey, husband and wife**

personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 25th day of July 1990.

Lewis Villa

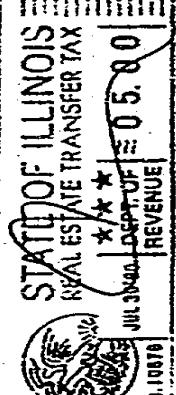
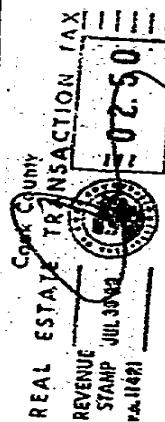
Notary Public

OFFICIAL SEAL
LEWIS VILLA
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT. 30.1991

After recording return to:
Box 533 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St / Chicago, Ill. 60602
Attention: Land Trust Department

5226 W CRYSTAL AVE CHICAGO, IL 60651
For information only insert street address of
above described property.

13.35



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