

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

Form 91 R 1/70

The above space for recorder's use only

91543689

DEPT-91 RECORDING

\$13.50

74444 7848 5347 10/17/91 1311937

64175 1 * - 91 - 543689
COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH, That the Grantor DOLORES SWANSON, a widow,

of the County of Grundy 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, Conveys and Warrants 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 fifth day of August 19 88, known as Trust Number 91092037 the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 17 IN BLOCK 2 IN POSEN ACRES RESUBDIVISION OF PART OF LOTS 3, 5 AND 6 IN POSEN ACRES, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 17125206, IN COOK COUNTY, ILLINOIS.***

Subject to: General taxes for the year 1990 and subsequent years; conditions, covenants and restrictions of record; mortgage dated November 8, 1978 and recorded November 15, 1978 as Document 24719107, made by Maurice E. Smith and Veronica S. Smith, his wife, to Crown Mortgage Company, to secure a Note in the originally stated principal amount of \$34,900.00, and the terms and conditions thereof. PIN: 28-12-309-028

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 and 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 streets, highways or alleys and to create any subdivision or part thereof, and to redivide said property as often as deemed to be necessary to sell, to grant options to purchase, to sell in any manner, to convey either with or without consideration, to lease and premises or any part thereof as a lessor or successor 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 lease, to otherwise encumber said property, in any part thereof, to lease and premises, in any part thereof, from time to time, in possession or reversion, to lease to commence in the 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 99 years, and to make 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 to purchase the amount of present or future rentals, by partition or to exchange said property, in any part thereof, with any 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 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 to be obliged to see that the terms of this trust have been complied with, or be obliged to insure into the necessity or expediency of any act of said trustee, or be obliged or privileged to participate in any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by and 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, so 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, and that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this indenture and in said trust agreement or in some instrument thereof and binding upon all beneficiaries hereunder, and that said trustee was duly authorized and empowered to execute and deliver each and every deed, lease, mortgage or other instrument and all of the conveyance made to a successor 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 the, 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, dividends and proceeds arising from the sale or other disposition of said real estate and such interest shall not be preserved, protected 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby requested and is requested to note in the certificate of title or duplicate thereof, in pertinent places, the words "in trust", or "upon condition", or "with powers", 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 of benefit 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 her hand and seal this 23rd day of July 1991

(Seal) *Dolores Swanson* (Seal)
DOLORES SWANSON

(Seal) (Seal)

91543689

THIS INSTRUMENT WAS PREPARED BY ROBIN PHILIP JESK, 13150 S. Cicero, Oak Forest, IL 60452.

State of Illinois } the undersigned a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that Dolores Swanson, a widow, is

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

OFFICIAL SEAL
JACQUELINE McINERNEY
Notary Public, State of Illinois
My Commission Expires May 21, 1994

Given under my hand and notary seal this 23rd day of July 1991

Jacqueline McInerney
Notary Public

Form 91

SEND TAX BILLS TO:

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

14832 San Francisco Avenue
Posen, IL 60469

For information only report correct address of above described property

91543689

This space is for affixing Sales and Revenue Stamps

Document Number

UNOFFICIAL COPY

REAL ESTATE TRANSACTION TAX
- 08.75

Property of Cook County Clerk's Office

91543689