

DEED IN TRUST (WARRANTY)

(The Above Space For Recorder's Use Only)

A 9858196

THIS INDENTURE WITNESSETH, that the Grantor, Lester C. Watts, a Widower and not Remarried, 3411 West 73rd Street, Chicago, Illinois 60629 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 considerations, receipt of which is hereby duly acknowledged, Conveys and Warrant unto Gladstone-Norwood Trust & Savings Bank, an Illinois banking corporation of Chicago, Illinois, 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 28th day of January, 1991, and known as Trust Number 1590, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot two hundred eighty five (285) in Wm. H. Britgan's Marquette Park Highlands being a subdivision of that part of the West half (W) of the North East Quarter (N E1/4) (except the West Fifty (50) feet thereof) of Section twenty-six (26), Township thirty-eight (38) North, Range thirteen (13) East of the Third Principal Meridian, in Cook County, Illinois, lying North of a line drawn eight (8) feet South of and parallel to the North line of the South 3/16 of said West half (W1/2) of the North East Quarter (N E1/4) of Section twenty-six (26) aforesaid, all in Cook County, Illinois.

13<sup>00</sup>

P. I. N. #19-26-217-0-0-0000

TO HAVE AND TO HOLD the said real estate, 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 the Trustee with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect, lease, subdivide, sell, convey or otherwise dispose of the same, together with the interest, rights, powers and authority vested in said real estate or any part thereof, from time to time, in possession or otherwise, 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 authority vested in said real estate or any part thereof, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, on any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 199 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 to renew leases and options to purchase the whole or any part of the real estate and to contract to sell in the manner of filing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for 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 the real estate or any part thereof, to grant easements or charges of any kind, and to deal with said real estate and every part thereof in all other ways and for such other considerations as 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 to whom 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 the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged 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, or any successor in trust, in relation to said trust property 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 Deed and in said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the its conditions and limitations contained herein and in said Trust Agreement and in all amendments thereof, if any, and is 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, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successor in trust, that the successor or successor in trust is a properly appointed and is fully vested with all the title, estate, rights, powers, authorities, duties and obligations of it, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantor, either 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 amendment thereof, or for injury to person or property 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 the 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 of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable to 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 only in the earnings, avails and proceeds arising from the sale or any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereby being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 limitations", 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 Lester C. Watts aforesaid has hereunto set his hand and seal this 28th day of January, 1991.  
Lester C. Watts (Seal) Lester C. Watts (Seal)

STATE OF Illinois  
COUNTY OF Cook  
I, Alfred E. Gallo



aforesaid, do hereby certify that Lester C. Watts 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 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 Notary Seal this 28th day of January, 1991.  
Alfred E. Gallo  
ATTORNEY AT LAW  
1815 South Wolf Road  
Hillside, Illinois 60162

Document Prepared by: Alfred E. Gallo, Esq.  
1815 South Wolf Road  
Hillside, IL 60162

ADDRESS OF PROPERTY:  
3411 West 73rd Street  
Chicago, Illinois 60629

AFTER RECORDING MAIL TO:  
ALFRED E. GALLO, ESQ.  
1815 SOUTH WOLF ROAD  
HILLSIDE, ILLINOIS 60162

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
(Name)  
(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
Event under provisions of Section 4,  
Section 4,  
1-28-91  
Date

Alfred E. Gallo  
Notary Public Representative

DOCUMENT NUMBER  
91044816

BOX 333

UNOFFICIAL COPY

RETURN TO:

GLADSTONE-NORWOOD  
TRUST & SAVINGS BANK  
380 NORTH CENTRAL AVENUE  
CHICAGO ILLINOIS 60610  
TELEPHONE 754-8400



TRUST NO. \_\_\_\_\_

**DEED IN TRUST**

(WARRANTY DEED)

TO

GLADSTONE-NORWOOD TRUST  
& SAVINGS BANK

Chicago, Illinois

TRUSTEE

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS

1991 JAN 30 AM 11:28

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