

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

91170553

FD-304 (REV. 1-25-60) (FORM 100)

THIS INDENTURE WITNESSETH, That the Grantor, Marianne Bocskay, Divorced  
and not since remarried

of the County of Cook and State of Illinois, for and in consideration  
of the sum of Ten Dollars (\$ 10.00),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey  
and Warrant unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and  
existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and  
execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the  
4th day of May 1990, and known as Trust Number  
90-5986, the following described real estate in the County of Cook and State  
of Illinois, to-wit:

LOT 26 IN BLOCK 1 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 1/2 OF  
THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

10:00 AM  
1990 APR 15 14:33:00  
90332 PA \*91-170553  
COOK COUNTY RECORDER

P. I. N. 13-25-100-017-0000

Commonly known as: 2703 N. California  
Chicago, IL 60647

91170553

SUBJECT TO general taxes for the year 1990 and subsequent years; covenants, conditions and  
restrictions of record; public and utility easements ;

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, to-wit:

Full power and authority is hereby granted to said Trustee to improve, maintain, protect and subdivide said real estate or any part  
thereof, to dedicate parks, streets, highways, easements and to sell, lease, convey or part with or without consideration, to convey said  
as desired, to contract to sell, to grant options to purchase, to lease, to grant to any person or persons in trust all of the title, estate,  
real estate or any part thereof to any person or persons, to grant to any person or persons in trust all of the title, estate,  
powers and authorities vested in said Trustee by deed, mortgage, lease or otherwise, to purchase, to lease, to convey or otherwise, to  
thereof, to lease said real estate or any part thereof, to grant to any person or persons in trust all of the title, estate, or any part  
in future, and upon any terms and for any purpose or purposes, to execute, to renew, to change or modify leases and the terms and provisions  
thereof at any time or times hereafter, to renew, to change or modify leases and the terms and provisions thereof at any time or times hereafter,  
to purchase the whole or any part of the reversion and to grant to any person or persons in trust all of the title, estate, or any part  
partition or to exchange said real estate, or any part thereof, for other real estate, personal property, to grant easements or chunks of any land,  
to release, convey or assign any right, title or interest in or about or attached 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 purposes and 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 to whom said real  
estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged, or to whom any interest in trust, be obliged to  
are to the application of any payments, money, rent or money payments for any purpose, or be obliged to see that the terms of this  
trust have been complied with, or be obliged to inquire into the other acts or omissions of any of said Trustee, or be obliged or  
privileged to inquire into any of the terms of said Trust Agreement, and every deed, mortgage, lease or other instrument executed  
by said Trustee, or any successor in trust, in relation to said real estate, shall be conclusively deemed to be in favor of every person (including the  
Registrar of Titles of said county) relying upon or claiming under any such deed, mortgage, lease or other instrument, and that at the time of the  
delivery thereof the trust created by this Indenture and by said Trust Agreement is in full force and effect, and that such conveyance or other  
instrument was executed in accordance with the trusts, conditions and limitations contained in the Indenture and in said Trust Agreement, or  
in all amendments thereof, if any, and for the benefit of all beneficiaries hereunder, so 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 (if) in 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.

This conveyance is made upon the express understanding and condition that neither The Midwest Bank and Trust Company, Individ-  
ually 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 thereto, or for injury to person or property pertaining to or about said real estate, any and  
all such liability being hereby expressly waived and released. Any contract, obligation or liability 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 beneficiary 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 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 only in the earnings, avails 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, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said The  
Midwest Bank and Trust Company 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 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 "trust," or "trusts," or "trustee," or "trustees," or words of  
similar import, in accordance with the statute in such case made and provided, 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 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 aforesaid has hereunto set her hand and  
seal this 13 day of April 1991

[SEAL] Marianne Bocskay [SEAL]  
[SEAL] MARIANNE BOCSKAY [SEAL]

State of Illinois )  
County of Cook ) SS. Valerie Susan Kieklak, a Notary Public in and for said County, in  
the state aforesaid, do hereby certify that Marianne Bocskay

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.

Given under my hand and notarial seal this 12th day of April 1991  
Valerie Susan Kieklak  
Notary Public

" OFFICIAL SEAL "  
VALERIE SUSAN KIEKLAK  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2-28-92

1300  
Midwest Bank and Trust Company  
Elmwood Park, Illinois

2703 N. California, Chicago, IL 60647  
For information only insert street address of above described property.

91170553

This space for affixing ledgers and Revenue Stamps

Document Number

# UNOFFICIAL COPY

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
4000

CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
300.00

Property of Cook County Clerk's Office

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