

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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91286180

COOK CO. ILL. 018

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Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **ALMARITA EVANS**, a widow and **SHARON EDMONDSON**, divorced and not remarried, of the County of **Cook** and State of **Illinois** for and in consideration of **TEN and NO/100ths** 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 **10th** day of **May** 1991, known as Trust Number **1094826** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lot 21 (except the South 10- $\frac{1}{4}$  Feet) and the South 16- $\frac{1}{4}$  Feet of Lot 22 in Block 3 in Commissioner's Partition of a Subdivision of the South  $\frac{1}{4}$  of the South West  $\frac{1}{4}$  of the South  $\frac{1}{4}$  of Section 24, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

13<sup>00</sup>

P. I. N. ~~XXXXXXXXXXXX~~ 20-24-423-015

TO HAVE AND TO HOLD the said premises with the covenances 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 vacate any subdivision or part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on commission, 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 in such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, lease 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 lease in perpetuity or for a term of years, 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 renew or extend leases upon any terms and for any period or periods of time until in amend, change or modify lease 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 lease, to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, in 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 assign any right, title or interest in or about or appurtenant in 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 in fee 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 in 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 be obliged to see that the terms of this deed have been complied with, or be obliged to inquire into the 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, trust deed, mortgage, lease or other instrument executed by said 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, (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 thereof 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) 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, powers, authorities, duties and obligations of the trustee, 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, 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 in said real estate, as 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 "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor, S 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, S aforesaid have ve hereunto set their hand S and seal this 15TH day of MAY 1991.

Almarita Evans (Seal)  
ALMARITA EVANS (Seal)

Sharon Edmondson (Seal)  
SHARON EDMONDSON (Seal)

This Deed prepared by **RAYMOND E. HARTH**, 188 WEST RANDOLPH, SUITE 190 CHICAGO, ILLINOIS 60601

State of Illinois } ss. THE UNDERSIGNED a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that A WIDOW ALMARITA EVANS\* and SHARON EDMONDSON, DIVORCED AND NO REMARRIED personally known to me to be the same person S, whose name S 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 use and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 15TH day of June 1991

[Signature]  
Notary Public

Form 91

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

7014-16 SOUTH MERRILL  
For information only insert street address of above described property.  
CHICAGO, ILLINOIS 60649

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
90.00

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
STAMP JAN 17 91  
45.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE JAN 17 91  
675.00

13-07-471FI Will

PROPERTY OF

COOK COUNTY

91286180