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WARRANTY Deed In Trust

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Grantor(s), BRONISLAW DRAG and LEOKADIA DRAG, His Wife, and HELEN MOZDZIERZ, a Widow and Not Remarried, of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars (\$ 10.00), and other valuable consideration, receipt of which is hereby acknowledged, convey(s) and warrant(s) unto COSMOPOLITAN BANK AND TRUST, 801 N. Clark Street, Chicago, Illinois 60610-3287, a national banking association, duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 8th day of July 19 92, and known as trust number 29943 the following described real estate in Cook County, Illinois, together with the appurtenances attached thereto:

Lot 43 in Ernst Stock's Diversey Addition to Chicago, being a Subdivision of Lot 11 in Davlin Kelly and Carroll's Subdivision of the Northwest 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

92526734

DEPT-01 RECORDING \$23.00 T4444 TRAN 3034 07/17/92 11:28:00 #3223 & C 92-526734

SUBJECT TO General real estate taxes for 1991 and subsequent years COOK COUNTY RECORDER

ADDRESS OF PROPERTY 2847 N. Ridgeway, Chicago, Illinois 60618

PIN: 13-26-128-005

TO HAVE AND TO HOLD said real estate with the appurtenances, on 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision of part thereof, to resubdivide said real estate 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 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 authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and on any terms; and for any period or periods of time, not exceeding in the case of any single lease the term of 199 years, to renew or extend leases on any terms and for any period or periods of time, 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 real estate, or any part thereof, for other real or personal property, to grant assignments of charges of any kind, to release, convey or assign any right, title or interest in or about or encumbrance appurtenant 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 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, 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 said real estate, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying on 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 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 Deed and in said Trust Agreement or in all amendments thereof, if any, and binding upon all parties thereto, (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) 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 its, his, her or their predecessor in trust.

This conveyance is made on the express understanding and condition that neither Cosmopolitan Bank and Trust, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgment for anything (a) for itself or its or their agents or attorneys may do or omit to do in or about 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 said Trustee in connection with said real estate may be entered into by it in its own name, as then beneficially 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 to be a 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 recording and/or filing 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, as a dividend 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 thereunder, shall have any title or interest, legal or equitable, in or to any real estate, but only an interest in the earnings, as a dividend and proceeds thereof as aforesaid, the intention hereof being to vest in said Cosmopolitan Bank and Trust, as Trustee, the entire legal and equitable title in fee simple, in and to all of said real estate.

If the title to any of said real estate is now or hereafter registered, the Registrar of Titles is hereby directed 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.

Grantor(s) hereby expressly waives and releases any and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor(s) have signed this deed, this 10th day of July 19 92

Signatures of Bronislaw Drag, Leokadia Drag, and Helen Mozdzierz.

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Bronislaw Drag and Leokadia Drag, His Wife, and Helen Mozdzierz, a Widow and Not Remarried,

personally known to me to be the same person as whose name 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.

THIS DEED PREPARED BY: Law Offices of Kulas & Kulas, 2329 W. Chicago Ave., Chicago, Illinois 60622 (312) 486-6645

Given under my hand and notarial seal this 14th day of July 19 92. Notary Public seal and signature of Julian E. Kulas.

92526734

DOCUMENT NUMBER

RETURN TO: COSMOPOLITAN BANK AND TRUST COOK COUNTY RECORDER'S BOX NO. 226 801 NORTH CLARK STREET CHICAGO, ILLINOIS 60610-3287

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Property of Cook County Clerk's Office

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
60.00

COOK COUNTY CLERK'S OFFICE  
111 N. LAUREL ST. CHICAGO, IL 60602  
TEL: (312) 603-4000 FAX: (312) 603-4001