

# UNOFFICIAL COPY

92553014



## WARRANTY DEED IN TRUST

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors Thomas H. McCarthy and Charlotte McCarthy, husband and wife

of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 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 29th day of July 19 81, known as Trust Number 1080362 the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit 10640-2W together with its undivided percentage interest in the common elements in Westchester Condominium as delineated and defined in the declaration recorded as document number 88-348979, in the Southeast 1/4 of Section\*Principal Meridian, in Cook County, Illinois. \*20, Township 39 North, Range 12, East of the Third

PIN#15 20 417 150 1011 vol 169  
Commonly known as 10640 W. Cermak #2W, Westchester, IL

Grantor also hereby grants and assigns to Chicago Title and Trust Company, as trustee, under trust agreement dated July 29, 1981 and known as trust number 1080362, their successors and assigns, parking space No. G-10640-2W as a limited common element as set forth and provided in the aforementioned declaration of condominium.

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 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 vary 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 any terms, in any way either with or without consideration, to convey said premises 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 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 reversion or reversion, to leases to commence in present or future, and upon any terms and for any period or periods of time not exceeding in the case of any lease the term of 100 years, and to renew any lease upon any terms and for any period or periods of time and to amend, change or modify same, 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 and options 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, to 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 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 that the terms of this trust 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, 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, 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 to 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 grantors 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 grantors S. aforesaid have signed their hand S. and seal S. this 10th day of July 1982

Thomas H. McCarthy (Seal)  
Charlotte McCarthy (Seal)

Charlotte McCarthy (Seal)

State of Illinois, I, Frederick C. Niemi, a Notary Public in and for said County, in County of Cook, do hereby certify that Thomas H. McCarthy and Charlotte McCarthy, his wife

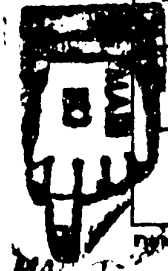
personally known to me to be the same persons S. whose names S. subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 10th day of July 1982

"OFFICIAL SEAL"  
FREDERICK C. NIEMI  
Notary Public, State of Illinois  
My Commission Expires 9-19-84

Frederick C. Niemi  
Notary Public

ME S/3/24/97 N/A

This space for affixing Notary and Recorder Stamps



VINCENT F. GIULIANO  
CHICAGO TITLE AND TRUST COMPANY  
111 West Washington St., Chicago, Ill. 60602  
7222 W. CERMAK RD / Suite 705  
NORTH RIVERSIDE, IL 60646

For information only insert street address of above described property  
10640 W. Cermak Rd. #2W  
Westchester, IL

23 50 / 100

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

REORDER MAIL # PSA LABEL

STATE OF ILLINOIS  
JUL 28 1992  
RECORDED

DEPT-01 RECORDING \$23.50  
T#2222 TRAN 8547 07/28/92 12:44:00  
#3365 # \*92-553614  
COOK COUNTY RECORDER

\*\*\*\*\*  
125903

REAL ESTATE TRANSACTION TAX  
Cook County  
REVENUE STAMP  
05400  
900000

92553614

92553614