

UNOFFICIAL COPY

92774191



WARRANTY DEED IN TRUST

Handwritten: 4/14/92

This Indenture Witnesseth, That the Grantor Bessie James married to Rufus James and Shirley James, divorced, as joint tenants

of the County of Cook and the State of Illinois for and in consideration of \$10.00 (ten-----00/100's) Dollars,

and other good and valuable consideration in hand paid, Convey S and Warrant S unto Southwest Financial Bank, an Illinois banking corporation its successor or successors as Trustee under the provisions of a trust agreement dated the 20th day of June 1992 known as Trust Number 1-0800, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 2 in Block 12 in First Addition Auburn Highlands, being Hart's Subdivision of Blocks 11 and 12 and the East 1/2 of Blocks 3,6 and 10 in Circuit Court Partition of the Northwest 1/4 of Section 32, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Vertical stamp: 92774191

Grantor do not occupy premises as their residence. Property is therefore not subject to homestead rights.

DEPT-01 RECORDING \$23.50
T#3333 TRAN 6593 10/19/92 14:41:00
#9320 \$ *-92-774191
COOK COUNTY RECORDER

Property Address: 8106 S. Ada, Chicago, IL 60620

Permanent Real Estate Index No. 20-32-120-018-0000 V. 440

To have and to hold the said premises with the appurtenances, upon the trust and for 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 any terms, 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 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 options to renew leases 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 easement 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 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 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 its, 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 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 cases made and provided.

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

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In Witness Whereof, the grantor s aforesaid have hereunto set their hand s and seal s this 8th day of October, 19 92.

(SEAL) Bessie James
Bessie James

Shirley James (SEAL.)
Shirley James

State of Illinois
County of Cook S.S.

I, the undersigned a Notary Public
in and for said County, in the State aforesaid, do hereby certify that
Bessie James, married to Rufus James & Shirley James,
divorced

"OFFICIAL SEAL" personally known to me to be the same person s
Yolanda Betts whose name s are subscribed to the foregoing instrument,
Notary Public, State of Illinois
My Commission Expires 9/1/97
appeared before me this day in person and acknowledges 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 seal this 8th day of October A.D. 1992
[Signature]
Notary Public

After Recording Mail to: Southwest Financial Bank
15330 South LaGrange Road
Orland Park, Illinois 60462
(312) 460-1101



Prepared By: Scott L. Hunsicker
10731 S. Westdale
Chicago, IL 60649

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