

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

92-154701

4/15/78 Jew

2002

FORM 4232  
COPY FROM ILLINOIS GENERAL INC. (1978)

THIS INDENTURE WITNESSETH, That the Grantor, Sammy Marks and Ruby Marks, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 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 31st day of May 1980, and known as Trust Number 80-05-3340, the following described real estate in the County of Cook and State of Illinois, to-wit:

**THE WEST 10 FEET OF LOT 5 AND THE EAST 20 FEET OF LOT 6 IN THE EAST 1/2 OF BLOCK 2 IN WIRT AND GILBERT'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 40 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.**

COMMONLY KNOWN AS: 4739 WEST ADDISON CHICAGO, ILLINOIS 60641

TAX I.D. NO: 13-22-300-010-0000

This deed prepared by: I. H. Feldstein  
3811 Brummel St., Skokie, IL 60076  
 subject to Real estate taxes for the years 1990, 1991 and 1992.

92154701

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 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 and to create any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or 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 future, and upon any term and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 real estate, 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 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 this 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 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument, and (d) if the conveyance 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 Trust Agreement and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate hereby 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 "upon condition," or "with limitation," 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 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.

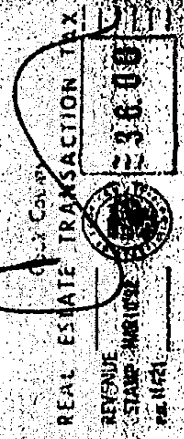
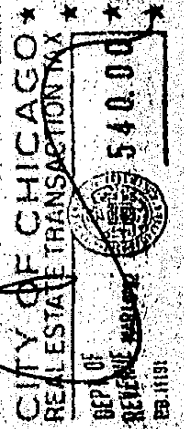
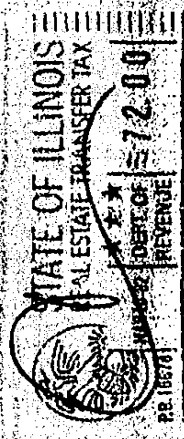
In Witness Whereof, the grantor S aforesaid ha VE hereunto set their hand S and seal S this 31st day of MARCH 1992

X Sammy Marks (SEAL) \_\_\_\_\_ (SEAL)  
 X Ruby Marks (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois ss. I. H. Feldstein a Notary Public in and for said County, in County of COOK the state aforesaid, do hereby certify that Sammy Marks and Ruby Marks, his wife,

personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they 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 Notary Public, State of Illinois, My Commission Exp. 12/95 given on 3rd day of March 1992

Grantee's Address: 4739 W. Addison Chicago, IL 60641  
Midwest Bank and Trust Company  
1606 N. Harlem Ave. Elmwood Park, Illinois 60635  
 For information only insert street address of above described property.



# UNOFFICIAL COPY

92-154700

MAIL TO:  
MIDWEST BANK AND TRUST COMPANY  
1606 N. HARLEM AVENUE  
ELMWOOD PARK, IL 60635

Property of Cook County Clerk's Office

92154701

DEPT-01 RECORDING \$23.50  
T42222 TRAN 9787 03/10/92 14:38:00  
1375 ÷ B \*-92-154701  
COOK COUNTY RECORDER

92-154701