

# UNOFFICIAL COPY 92285736

**This Indenture Witnesseth,** That the Grantor James C. Chiaro and Janice N. Chiaro, his wife, as joint tenants

of the County of COOK and State of ILLINOIS for and in consideration of Ten and no/100 (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 10th day of August 19 82 and known as Trust Number 8075 the following

described real estate in the County of COOK and State of Illinois, to-wit:  
Unit 19 together with its undivided percentage interest in the common elements in Catalina Villas Condominium IV as delineated and defined in the Declaration recorded as Document Number 87331223, in the Northeast 1/4 of Section 13, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. # 17-13-207-003-1019 92285736

Subject to General taxes for 1991 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; party wall rights and agreements; existing leases or tenancies, if any.

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DEPT. OF RECORDING 233.50  
140088 (BOOK 3668 04/28/92 12:17:00)  
13353 1 X-22-285736  
COOK COUNTY RECORDER

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 resubdivide said property as often as desired, to contract to sell, to sell on any terms, to convey, either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber, to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, and to all the premises above described.

And the said grantor James C. Chiaro and Janice N. Chiaro 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 grantor James C. Chiaro and Janice N. Chiaro aforesaid have hereunto set their hand and seal this 3 day of April 19 92.

This instrument prepared by  
SOKOL AND MAZIAN  
60 Orland Square Dr., Suite 202  
Orland Park, IL 60462  
(708) 460-2266

James C. Chiaro (SEAL)  
JAMES C. CHIARO  
Janice N. Chiaro (SEAL)  
JANICE M. CHIARO (SEAL)

23.50

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BOOK 344

PAGE 10

DEED IN TRUST  
(WARRANTY DEED)

TO

STANDARD BANK AND TRUST CO

TRUSTEES

STANDARD BANK AND TRUST CO

1812

Property of Cook County Clerk's Office

NOTARY SEAL  
JAMES C. CHIARO  
Notary Public, State of Illinois  
My Commission Expires 1/30/73

Notary Public

*[Signature]*  
A.D. 1972

day of  
September

Given under my hand and official seal, this 6th day of September, 1972, that the foregoing instrument, appeared before me this day in person and personally known to me to be the same person B whose name B are 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.

That JAMES C. CHIARO AND JANICE M. CHIARO, HIS WIFE, AS JOINT TENANTS

*the undersigned*