

7447233 (ALL)

WARRANTY DEED IN TRUST

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The above space for recorder's use only

GRANTOR, O.I.A., INC., an Illinois corporation - - - - - of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the JEFFERSON STATE BANK, a corporation of Illinois, whose address is 5301 W. Lawrence Ave., CHICAGO, ILLINOIS, as Trustee under the provisions of a Trust Agreement dated the first day of December, 1981, known as Trust No. -1098- , the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 213 in Downing's Subdivision of Lots 7 to 14, inclusive, in J.H. Kedzie's Subdivision in the South-west Quarter of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index No. 16-23-320-033

Commonly known as 1926 S. Hamlin, Chicago, IL 60623

COOK COUNTY ILLINOIS FILED FOR RECORD

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TO HAVE AND TO HOLD that real estate, with the appurtenances upon the trusts and for the uses and purposes herein and in such Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to deal with all or any part of the property and the title thereto in any fashion or form whatsoever, without restriction or qualification of any kind.

In no case shall any party dealing with the Trustee in relation to said premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see that the application of any purchase money, rent or money lent 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.

Every deed, trust deed, mortgage, lease or other document (collectively "document") executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying thereon that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by said Trust Agreement was in full force and effect, (b) such document was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) the Trustee was duly authorized and empowered to execute and deliver such document 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 any predecessor in trust.

The interest of any beneficiary from time to time hereunder shall be only in the earnings, avails or proceeds of sale of the real estate. Such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title, 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.

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.

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 28th day of July, 1993

O.I.A., INC.

Signature lines for President and Secretary of O.I.A., INC.

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that RONALD G. OHS personally known to me to be the President of the O.I.A., INC.

Notary Public, State of Illinois My Commission Expires 9/2/95. I, the undersigned, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and he acknowledged that as such President and Secretary, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the sole Director of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of July, 1993

Commission expires 9/2/95

"OFFICIAL SEAL" RICHARD D. GLICKMAN Notary Public, State of Illinois My Commission Expires 9/2/95

This instrument prepared by: RICHARD D. GLICKMAN, 111 W. Washington, Chicago

MAIL TO: Send subsequent tax bills to: Jefferson State Bank Trust #1098 5301 W. Lawrence Chicago, IL 60630

BOX 333

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX RECEIPT... JUL 27 1993... 93596826

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Property of Cook County Clerk's Office