

DEED IN TRUST  
(WARRANTY)

UNOFFICIAL COPY \$377.65

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor S. Biagio Fortunato and Mary Fortunato, husband and 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 Warranty unto First State Bank & Trust Company of Park Ridge, an Illinois banking corporation of Park Ridge, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 2nd day of August, 1993 and known as Trust Number 2598, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT ONE HUNDRED AND SIXTY ONE (161) IN ALBERT J. SCHORSCH IRVING PARK BOULEVARD GARDENS, SIXTH ADDITION, A SUBDIVISION OF THE NORTH ONE EIGHTH (1/8) AND THE NORTH EIGHT (8) FEET OF THE SOUTH SEVEN EIGHTHS (7/8ths) OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 20, TOWN 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN: 13-20-115-017-0000  
Common Address: 6105 W. Grace, Chicago, IL 60636

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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to divide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on credit, 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 lease to commence in the present or in the future and upon any terms and for any period or periods of time, not exceeding, in the case of any single lease 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 lease, 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 part or easement 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 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 the trust property, or be obliged to see that the terms of the 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 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 Deed 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 herein and in said Trust Agreement or in all amendments thereto, if any, and is 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, 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 were properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or her predecessor in trust.

This conveyance is made upon the express understanding and condition that the Trustee, or they individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, demand or decree for anything if or they or its or their agents or attorneys make or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury in person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, 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 to the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of the provisions hereof 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, credits and proceeds arising from the sale or any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, credits and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the sole legal and equitable title in fee simple, in said real estate, and in said trust property as aforesaid.

If the sale to any of the trust property is now or hereafter registered, the Register 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 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 hereunto set hand and seal at this day of August, 1993

Biagio Fortunato (Seal) Mary Fortunato (Seal)  
Biagio Fortunato Mary Fortunato

STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State of Illinois certify that Biagio Fortunato and Mary Fortunato, husband and wife personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this 2nd day of August 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 2nd day of August, 1993.  
"OFFICIAL SEAL"  
Time 11:00 AM  
Notary Public, State of Illinois  
My Commission Expires June 9, 1998

Document Prepared by: Tom Olen, Trust Officer

First State Bank & Trust Co. of Park Ridge

607 W. Devon, Park Ridge, IL 60068

ADDRESS OF PROPERTY: 6105 W. Grace  
Chicago, IL 60636

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
(Name)  
(Address)

COREY MILLER  
INVESTMENT CONSULTANT INC

AFFIX "RIDERS" OR REVENUE STAMPS HERE

THIS Deed exempt from Illinois transfer tax pursuant to paragraph E of said transfer tax act

Date 8/11/93  
Acct

DOCUMENT NUMBER

**UNOFFICIAL COPY**

RETURN TO: First State Bank & Trust Company  
of Park Ridge  
607-11 Devon Avenue  
Park Ridge, Illinois 60069 - OR  
Recorder's Box No. 260

TRUST NO. \_\_\_\_\_

**DEED IN TRUST**

(WARRANTY DEED)

TO

First State Bank & Trust Company  
of Park Ridge  
Park Ridge, Illinois  
TRUSTEE

Property of Cook County Clerk's Office

DEPT-11 RECORD-T \$25.00  
105555 TRAN 1833 09/27/93 14:14:00  
9770 \* -93-773765  
COOK COUNTY RECORDER

9373765

