

UNOFFICIAL COPY



Village of River Forest Real Estate Transfer Tax \$5



Village of River Forest Real Estate Transfer Tax \$2.50



Village of River Forest Real Estate Transfer Tax \$20



Village of River Forest Real Estate Transfer Tax \$1.00

93350350



WARRANTY DEED IN TRUST

Form 91 R 1/70

733
COOK CO. NO. 016
3 9 3 4 9

THIS INDENTURE WITNESSETH, That the Grantor

Michael P. Alesia and Marianne Alesia, BOTH DIVORCED AND NOT SINCE REMARRIED of the County of Cook and State of Illinois for and in consideration of Ten and no cents (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 23rd day of February 1952, known as Trust Number 4-10-35431 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 6 in Block 3 in the Subdivision of part of Northwoods, being the North 1/2 of the East 1/2 of the Southwest 1/4 of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Subject to, if any: general taxes for the year 1992 and subsequent years; zoning and building ordinances; road and highways; private, public and utility easements of record; covenants, conditions and restrictions of record (none of which provide for reverter)



Village of River Forest Real Estate Transfer Tax \$100



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P.I.N.: 15-01-303-011-0000

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to execute 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, to commence in present or 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 199 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 covenants 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 changes of any kind, to release, convey or assign any right, title or interest in or about or 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 purposes as it should 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 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, as 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, so 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 and in some amendment thereof and binding upon all beneficiaries hereunder, so that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and so that 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 the trustee 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 shall be 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 any of 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 surplusage", or words of similar import, in accordance with the statute in such case 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.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hands and seals this 6th day of May 1993

Michael P. Alesia (Seal)

Marianne Alesia (Seal)

This instrument was prepared by Regas, Frezados + Harp, 111 W. Washington Street, Suite 1525, Chicago, IL 60602.

State of Illinois)
County of Cook) SS. I, THE UNDERSIGNED, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Michael P. Alesia and Marianne Alesia, BOTH DIVORCED AND NOT SINCE REMARRIED

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 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 6th day of May 1993

"OFFICIAL SEAL" Clora B. Miller Notary Public, State of Illinois My Commission Expires 5/26/96

Notary Public

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 45700

REAL ESTATE TRANSACTION TAX COOK COUNTY 228.50

93350350

Form 91

After recording return to, Box 553 (Cook County only) or CHICAGO TITLE AND TRUST COMPANY 111 West Washington St., Chicago, Ill. 60602 Attention: Land Trust Department

1102 Franklin Avenue, River Forest, IL 60305 For information only insert street address of above described property.

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Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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