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REC'D FROM ILLINOIS FINANCIAL, INC. DTB 9/28/82

UNOFFICIAL COPY 94889124

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, CATHOLIC BISHOP OF CHICAGO

of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN 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 TRUST SERVICES, INC., a corporation duly organized and existing as a 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 14th day of September 19 82, and known as Trust Number 82-09-3937 the following described real estate in the County of Cook and State of Illinois, to-wit:

**THE WEST 32.0 FEET OF THE SOUTH 85.75 FEET OF LOT 109 AND THE EAST 5.24 FEET OF THE SOUTH 66.54 FEET OF LOT 108 IN KOESTER AND ZANDER'S WEST IRVING PARK SUBDIVISION, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

Commonly Known as 4906 W. Addison Street, Chicago, IL 60641

PIN: 13-21-230-015 & 13-21-230-016

94889124

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the covenants, 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 vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 any public body or other body exercising said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in perpetuity or otherwise, 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 124 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 to lease or to grant options to lease and options to purchase the whole or any part of the reversion and to contract respecting 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 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 herein 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 deed 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 or other instrument 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 it, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither the Midwest Trust Services, Inc., individual or as trustee, nor its successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do 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 to 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 beneficiaries under said Trust Agreement as their attorney-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 date of this deed 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 in any of them shall be only in the earnings, assets 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 any and real estate as such but only an interest in the earnings, assets and proceeds thereof as aforesaid, the intention hereof being to vest in said The Midwest Trust Services, Inc. the entire legal and equitable title in fee simple, in and to all of the real estate above 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 limitations," 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 this 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 aforesaid has hereunto set hand and seal this 12th day of October 1984

[SEAL]

[SEAL]

*John J. Beauregard*

State of Illinois } SS. Michael Dolan a Notary Public in and for said County, in  
County of Cook } the state aforesaid, do hereby certify that: John Beauregard

personally known to me to be the same person whose name \_\_\_\_\_ subscribed to the foregoing instrument, before me this day in person and acknowledged that \_\_\_\_\_ hereof the said instrument as \_\_\_\_\_ free and voluntarily, without any compulsion, fraud, force, menace, duress, coercion, oppression, undue influence, or otherwise, and that the contents hereof are true and correct, including the release and waiver of the said instrument and the release and waiver of the said instrument and the release and waiver of the said instrument.

**OFFICIAL SEAL**  
**MICHAEL J. DOLAN**  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES: 03/30/85

Witness my hand and official seal this 12th day of Oct 1984

GRANTEE'S ADDRESS:  
Midwest Trust Services, Inc.  
1606 N. Harlem Avenue  
Elmwood Park, IL 60635

For information only insert street address of above described property.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 4 of section 4 of the real estate transfer act  
*Thomas J. Dolan, Esq.*

This space for affixing Notary Seal and Notary Signature

Document Number

*23.50*

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DEPT-01 RECORDING  
749999 TRAN 5859 10/18/94 08:31:00  
#7889 # DW #--94--889134  
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

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