

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

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762455804142

THIS INDENTURE WITNESSETH, That the Grantor VEDIA MATUSZEWSKI, as Independent Executor of the Will of CLIFFORD MATUSZEWSKI, deceased by virtue of letters testamentary issued to VEDIA MATUSZEWSKI by the Circuit Court of Cook County, Illinois on November 14, 1986, in **

For and in consideration of \$26,000.00 and other good and valuable considerations in hand paid, CONVEYS and WARRANTS

unto the THE CHICAGO TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as

Trustee under the provisions of a trust agreement dated the 23rd day of FEBRUARY, 1996, the following described real estate in the County of Cook and State of Illinois, to-wit:

**case number 96P011035 and in exercise of the power of sale granted to her in and by said Will and in pursuance of every other power and authority, as to an undivided one-half (1/2) interest

an undivided one-half (1/2) interest of LOT 15 AND 17 IN BLOCK 6 IN KING, SCOTT AND WILSON'S ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1873, AS DOCUMENT #142799 IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, Illinois.

Permanent Tax Number: 16-26-208-011 and 16-26-208-072
COMMONLY KNOWN AS : 2337 S. CENTRAL PARK AVE., CHIC. IL. 60623

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 vacate 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, by leases to commence in present or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise 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 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 charges of any kind, to release, convey or assign any right, title or interest in or about or easement 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 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 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 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 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, (a) that at the time of the

DEPT-01 RECORDING \$23.00
T#0012 TRAN 3251 12/03/96 13:34:00
#3745 # DT *-96-9 13868
COOK COUNTY RECORDER

Reserved for Recorder's Office

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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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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 have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

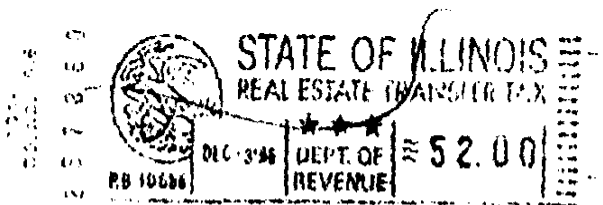
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

And the said grantor hereby expressly waives 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 aforesaid has hereunto set her hand and seal this 25th day of November 1996.

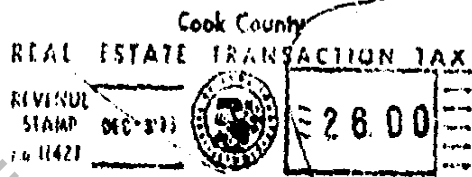
Vedia Matuszewski (Seal)
(Seal) VEDIA MATUSZEWSKI, Independent
Executor of the Will of CLIFFORD
MATUSZEWSKI

(Seal)



THIS INSTRUMENT WAS PREPARED BY:

MARTHA DIMITRI
7222 West Cermak Road #505
North Riverside, Illinois 60546



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State of Illinois

County of Cook

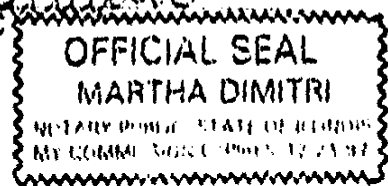
SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that VEDIA MATUSZEWSKI, Independent Executor of the Will of CLIFFORD MATUSZEWSKI

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 acknowledged that she signed, sealed and delivered the said instrument as her 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 25th day of November, 1996.

Martha Dimitri
NOTARY PUBLIC



PROPERTY ADDRESS:

2337 South Central Park
Chicago, Illinois 60623

AFTER RECORDING, PLEASE MAIL TO:

THE CHICAGO TRUST COMPANY
171 N. CLARK STREET MLO9LT OR BOX NO. 333
CHICAGO, IL 60601-3294

