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CRAGIN
FEDERAL SAVINGS



October 31, 1986

Registrar of Titles
Chicago, Illinois

Re: 1001 N. 20th Ave.
Melrose Park, Illinois 60160
American National Bank
U/T/A 49706 ben: Geraldine Spoletti

Whom It May Concern,

Please be advised that the deed from Geraldine Spoletti to American National Bank was held by the owners attorney due to pending legal matters. Further, I Geraldine Spoletti am still alive and am a widow.

We hold harmless the Registrar of Titles harmless as to objections regarding the state deed.

Sincerely,

Geraldine Spoletti

GS:mtc

THIS INSTRUMENT WAS PREPARED BY STEPHEN R. MURRAY, 555 East Golf Road, Arlington Heights, Illinois 60005

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, GERALDINE SPOLETTI, widowed and not since remarried, 806 North Ridgeland, Oak Park, 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- S and Warrant S unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 8th day of May 1980, and known as Trust Number 49707, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 9 and Lot 10 in Block 110 in Melrose, a Subdivision of Lot 3, 4 and 5 in the Subdivision of the South 1/4 of Section 3, all in Section 10, lying North of the Chicago and Northwestern Railroad, in Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

P.T.I.N. 15-03-337-006 and 15-03-337-007

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 to improve, lease, sell and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to create any subdivision or part thereof, and to re-subdivide 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 reservation, to convey said real estate or any part thereof to a successor or successors in trust and to grant in such successor or successors in trust all of the rights, 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 leases to commence in present or in future, and upon any term, 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, in conformity with the terms and conditions of said Trust Agreement, to lease and options to purchase the whole or any part of the premises and in contract respecting the amount of interest 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 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 wanting 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 said real estate, or be obliged to see to the terms of this 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, including any holder of Title of said real estate, 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 and in all amendments thereto, if any, and binding upon all beneficiaries thereof, (c) that said Trustee, or any successor in trust, was fully authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the purchaser 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, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually 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 sale 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 three beneficiaries under said Trust Agreement as their attorney-in-fact, hereby respectively appointed for such purposes, or, at the option of the Trustee, in its own name, as Trustee of express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only to 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 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, profits 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 or to said real estate as such, but only an interest in the earnings, profits and proceeds thereof as aforesaid, the interest hereof being in trust in said American National Bank and Trust Company of Chicago 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 the said grantor hereby expressly waives and releases, and all right or benefit under and by virtue of any and all statute of the State of Illinois, providing for assumption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set her hand, and seal this 9th day of July, 1985.

Geraldine Spoletti (REAL) GERALDINE SPOLETTI (REAL)

STATE OF ILLINOIS } STEPHEN R. MURRAY, a Notary Public in and for said County of COOK } do hereby certify that GERALDINE SPOLETTI, widowed and not since remarried,

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 seal this 9th day of July, A.D., 1985. Stephen R. Murray, Notary Public

My commission expires 11-21-87

Attached attached M EREMOT UNDER PARAGRAPH E SECTION 7 ACT. Dan Spolotti

This space for affixing Riders and Revenue Stamp

3565373

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO 1001 20th St. Malrose Park, IL

1001 20th St. Malrose Park, IL For information only insert street address of above described property. 60160

UNOFFICIAL COPY

Property of Cook County Clerk's Office

1434327
IN DUPLICATE

3565373

Age of Grantee 2007
Address _____

Husband WILLY

Wife _____

Submitted _____

Address _____

Delin 3565373

Remainder to _____

Sig. Card _____

Stack

COMMUNITY TITLE CURBENTY COMPANY
430 East Lake Street
Arlington, Illinois 60101
(312) 334-7532

Box 126