

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

3695618

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE GRANTOR s Joseph A. Batista and
Katherine Batista, his wife

of the County of Cook and State of Illinois
for and in consideration of Ten and no/100 (\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT ~~QUIT CLAIM~~)* unto

Katherine Batista
2227 Stratford St., Westchester, IL 60153

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 31st day of December, 1987, and known as Trust
Number One (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or
successors in trust under said trust agreement, the following described real estate in the County of Cook and State of
Illinois, to wit:

See attached:

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part
thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 in
future, 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 to 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 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.

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 limitations," or words of similar
import, in accordance with the statute in such case made and provided.

And the said grantor s 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 hand s and seal s this 11th
day of February, 1988

Joseph A. Batista (SEAL) Katherine Batista (SEAL)
Joseph A. Batista Katherine Batista

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 Joseph A. Batista and Katherine Batista his wife
personally known to me to be the same person s whose names subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledged that they signed,
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 official seal, this 11th day of February, 1988

Commission expires Nov. 24, 1990
Phyllis M. Stetz NOTARY PUBLIC

This instrument was prepared by Martha Hovorka 5953 W. Carmak Rd., Cicero, IL 60650
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Grantees address and
ADDRESS OF PROPERTY:
2227 Stratford
Westchester, IL 60153
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Katherine Batista
(Name)
2227 Stratford
Westchester, IL 60153
(Address)

MAIL TO: { (Name)
(Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 188

Exempt under provisions of Public Act 86-1000, Section 1,
Real Estate Transfer Tax Act
Date
3695618
Phyllis M. Stetz
NOTARY PUBLIC
5953 W. Carmak Rd.
Cicero, IL 60650

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Attached to and a part thereof:

South 16 ft. of Lot Fourteen.....	(14)
Lot Fifteen.....	(15)
North 8 ft. of Lot Sixteen.....	(16)

In Block Three (3) in Mannheim Road and 22nd Street Subdivision of that part of the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section 29, Town 39 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point on the North line of said Northeast Quarter ($\frac{1}{4}$) 1377.458 West of the Northeast corner of said Section, thence East along said North line 1377.458 feet to said Northeast corner, thence South along the East line of said Section, to the South line of the North Half ($\frac{1}{2}$) of said Northeast Quarter ($\frac{1}{4}$) thence West along said South line of said North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) to a point 1366.748 feet West of the Southeast corner of said North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) thence North to the place of beginning.

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 2227 Stratford on
 Westchester, Ill
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City and

CENTRAL FEDERAL S. & L.
 5953 W. CERNAK RD.
 BOX 188 CICERO, IL 60630