

# UNOFFICIAL COPY



WARRANTY DEED IN TRUST

3714748

Form 91 R 7/80

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors MARIO GAMBINO and LUCIA GAMBINO, his wife, and GIUSEPPE GAMBINO and LEONARDA GAMBINO, his wife

of the County of Cook and State of Illinois for and in consideration of Ten (\$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 8th day of February 1988, known as Trust Number 1086747 the following described Real estate in the County of Cook and State of Illinois, to-wit:

Lot 11 (except the North 165.36 Feet thereof; and except the East 360.0 Feet of that part lying South of the North 165.36 Feet thereof) in C. A. Coetz' Prospect Gardens, being a Subdivision of the West 1/2 of the West 1/2 of the Southeast 1/4, together with the East 2/3 of the North 3/4 of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois. (Affects subject land and other property)

PERMANENT TAX NUMBER: 05-25-401-061 VOLUME NUMBER: 235

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 subdivide 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 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 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 do 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 in 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 alteration thereof and binding upon all beneficiaries hereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease or 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, authority, and obligations of the trust 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, or 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 to endorse on the words "subject to trust" or "subject to conditions" or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seal this 23rd day of MAY 1988

Mario Gambino (Seal) Giuseppe Gambino (Seal)
Lucia Gambino (Seal) Leonarda Gambino (Seal)

THIS INSTRUMENT WAS PREPARED BY:
Michael V. Favia
79 W. Monroe, Suite 514
Chicago, IL 60603

State of IL Notary Public in and for said County, in
County of Cook the state aforesaid, do hereby certify that MARIO GAMBINO AND LUCIA GAMBINO, HIS WIFE AND GIUSEPPE GAMBINO AND LEONARDA GAMBINO, HIS WIFE

OFFICIAL SEAL
MICHAEL V. FAVIA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/24/93

Michael V Favia
Notary Public

Section 4
Exempt under provisions of Paragraph E
Real Estate Transfer Act.
6-10-88
Date
Ever Seller or Representative

3714748
Document Number

After recording return to:
Box 533 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St./Chicago, Ill. 60602
Attention: Land Trust Department

309 N. Westgate, Mt. Prospect, IL
For information only use a street address of
above described property

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Property of Cook County Clerk's Office

1450459  
IN DUPLICATE

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Age of Grantee Leana

Address \_\_\_\_\_

Husband [Signature]

Wife \_\_\_\_\_

Subscribed by \_\_\_\_\_

Address \_\_\_\_\_

Declarer's Name \_\_\_\_\_

Registered for \_\_\_\_\_  
714748

Sig. Card \_\_\_\_\_

G.I.T.

GREATER ILLINOIS  
TITLE COMPANY  
BOX 116

# 101269