

UNOFFICIAL COPY

COOK COUNTY

WARRANTY DEED IN TRUST

3775110



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
102.50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
102.50

NOTED FOR RECORD
17883

3775110

This Instrument Prepared by:
Marc S. Porter
8720 Ferris Avenue
Morton Grove, IL 60053
5500
522-595

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor
ROSA MASTRO, a widow and not since remarried
of the County of **Cook** and State of **Illinois** for and in consideration
of **Ten and no/100ths (\$10.00)** Dollars, and other good
and valuable considerations in hand paid, Conveys and Warrants 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 5th
day of **January 1989**, known as Trust Number **5-68964** the following described real
estate in the County of **Cook** and State of **Illinois**, to-wit:

**Lots thirty-seven (37) and thirty-eight (38) in Arthur Danus' Howard Avenue
Subdivision of that part of the South Half (1/2) of the North East Quarter (1/4)
of Section 25, Township 41 North, Range 13, East of the Third Principal
Meridian, lying South of the South Line of the North 45 Acres thereof and
East of the first line of the West 6.358 Acres of the East 16.358 Acres of
the South 32.506 Acres of said North East Quarter (1/4) of said Section 25,
commonly known as 1421 Howard Street, Evanston, Illinois. Tax Identification
Numbers 10-25-225-022 and 10-25-226-023.**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes hereinafter in said trust agree-

ment 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 paths, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said property as often as desired, and
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 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 present or in future, by lease 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 lease the term of 100 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 con-
tract respecting the manner of fixing the amount of present or future rentals, to purchase 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
incident 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 con-
veyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money bor-
rowed 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 suc-
cessors 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,
dividends and proceeds arising from the sale or other disposition of said real estate, and such interest shall be personal property, and
no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate in such, but only an interest in the earnings,
dividends 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 copy 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 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, providing for the exemption of homesteads from sale on execution or otherwise,
this 22nd day of February, 1989.

Rosa Mastro (Seal)
ROSA MASTRO (Seal)

State of Illinois County of Cook Marc S. Porter Notary Public in and for said County, in
the state aforesaid, do hereby certify that Rosa Mastro, widow and not
since remarried

personally known to me to be the same person, whose name is subscribed to
said instrument, appeared before me this day in person and acknowledged that she
signed, made 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.



Marc S. Porter
Notary Public

Form 91

After recording return to:
Box 533 (Cook County only)
OR
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St. / Chicago, IL 60602

1421 Howard Street
For information only insert street address of above described property.

Mail Loc 0648.
Attn: Melaine Markovich

UNOFFICIAL COPY

Property of Cook County Clerk's Office

3775410

Jayal

FEB 23 PM 3:51
301 MCGEE ST. CHICAGO, ILL. 60604
REGISTRATION UNIT

3775410

Jayal

069461

ADULTERATED
2/23/09