

WARRANTY DEED IN TRUST

3798019

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, LYNNE E. WEBER, divorced and not remarried,

of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN DOLLARS AND OTHER CONSIDERATION Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 20th day of APRIL, 1987, and known as Trust Number 28187, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lots 34 and 35 in Block Two (2) in the Subdivision of Blocks One (1), Two (2), Three (3) and Four (4) in Johnston and Cox's Subdivision of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian.

Permanent Index No. 13-36-318-012-0000
13-36-318-013-0000

Property: 1731 N. Albany, Chicago, IL.

Prepared By:

NICHOLAS F. MANISCALCO
100 N. LaSALLE
SUITE 2630
CHICAGO, IL 60601

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the responsibilities, 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 real estate or any part thereof, to dedicate streets, highways or alleys and to vacate any subdivision or part thereof, and to vestible 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 consideration, to convey said real estate 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, demise or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in person or in possession, 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 demise 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, in 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 concerning the manner of fixing the amount of present 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 changes of any kind, to release, convey or assign any right, title or interest in or about or appertaining 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 owning the same to deal with the same, whether similar to or different from the ways and means 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 that the terms of this deed have been complied with, or be obliged to inquire into the authority, genuineness 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 the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 it, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to or 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 said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, 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 inclusion incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or inclusion, except only so 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 about said real estate as such, but only an interest in the earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said The Cosmopolitan National Bank 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 file 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the Trust.

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 LYNNE E. WEBER hereunto set her hand and seal on this 1 day of May, 1987

(SEAL) Nicholas F. Maniscalco (REAL)
(SEAL) _____ (REAL)

State of ILLINOIS ss. NICHOLAS F. MANISCALCO a Notary Public in and for said County, in County of COOK the state aforesaid, do hereby certify that LYNNE E. WEBER, Divorced and not 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 free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL" Nicholas F. Maniscalco Notary Public, State of Illinois My Commission Expires 6/7/92

Nicholas F. Maniscalco Notary Public
Date: May, 1987

The Cosmopolitan National Bank of Chicago
Box No. 620

1731 N Albany
For information only insert street address of above described property.

CITY OF CHICAGO REAL ESTATE TRANSFER TAX
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
REVENUE DEPARTMENT
508002
3798019
801 NORTH CLARK STREET CHICAGO, ILLINOIS 60610

UNOFFICIAL COPY

1365 7

IN DUPLICATE
3798019

Age of Grantor: Joseph
Address: _____

Husband: _____
Wife: Joseph
Submitted by: _____

Address: _____

Deliver New Card to _____

Remainder to _____

1989 MAY 26
CARDL MOSLEY & ASSN
REGISTRAR OF TICES
Bowlsy

3798019

ANDREW M. GREGG, JR.
ATTORNEY AT LAW
7824 W. BELMONT AVE.
CHICAGO, ILL. 60634
PH. 635-7700

Property of Cook County Clerk's Office

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MAY 26 1989
CLERK OF COOK COUNTY