

3815509

80.00

THE INDENTURE WITNESSETH, that the Grantor ROSA I. PALOMAR, a widow of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100THS (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto MANUFACTURERS AFFILIATED TRUST COMPANY, an Illinois Trust Company, As Trustee under the provisions of a Trust Agreement dated the 11th day of August, 19 89, known as Trust Number N-1060 the following

described real estate in the County of Cook and State of Illinois, to wit: LOT 10 IN BLOCK 7, IN C. T. YERKES' SUBDIVISION OF BLOCKS 33, 34, 35, 36, 41, 42, 43 AND 44, ALL IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THEREOF AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THEREOF AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

Commonly known as 3435 North Claremont, Chicago, Illinois Subject only to the following, if any: covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1988 and subsequent years.

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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 create any subdivision or part thereof, and to resubdivide said property as often as desired, to construct to sell, to grant options to purchase, to sell on any terms, to convey subject 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 thereafter, to contract to purchase 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 changes of any kind, to release, convey or assign any right, title or interest in or about the 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 of all 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 put into the deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusively 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 thereto 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.

If the title to any of the above lands is now or hereafter registered, the Register 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 waive s and release ll 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 other wise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand this 11th day of August, 19 89

(Seal) Rosa I. Palomar (Seal) ROSA I. PALOMAR (Seal)

State of ILLINOIS MICHEL WINKELSTEIN a Notary Public in and for said County, in the County of COOK 188 state aforesaid, do hereby certify that ROSA I. PALOMAR, a widow

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.

OFFICE MICHEL WINKELSTEIN Notary Public, State of Illinois My Commission Expires 8. 1991

18th day of August 19 89 Notary Public

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE AUG 89 300.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 80.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE 900.00

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5120215 No pay stubs

UNOFFICIAL COPY

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DUPLICATE

6088180

Age of Grantor
 Address
 Carol Moberley Braun
 Registrar of Titles
 15 AUG 21 PM 2 21
 Signature
 Address
 Delivery
 Reg 3818809

PROPERTY TITLE CO. OF ILLINOIS
 130 WEST WASHINGTON
 CHICAGO, ILLINOIS 60602
 BOX 97

5206815

Property of Cook County Clerk's Office