



WARRANTY DEED  
IN TRUST

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2000-09-14 16:18:35  
Cook County Recorder 25.50



THIS INDENTURE WITNESSETH, That the  
Grantor

Janet Branson Dechter

of the County of Cook  
and State of Illinois  
For and in consideration of TEN AND  
00/100 DOLLARS (\$10.00) and other  
good and valuable considerations in  
hand paid, CONVEY and WARRANT  
unto the **CHICAGO TITLE LAND  
TRUST COMPANY**, a corporation of  
Illinois, whose address is 17 N. Clark  
Street, Chicago, IL 60601-3294, as

Reserved for Recorder's Office

Trustee under the provisions of a trust agreement dated the 17th day of September, 2000, known as Trust Number [redacted], the following described real estate in the County of [redacted] and State of Illinois, to-wit:

Parcel I: The north 18.08 feet of the South 87.66 feet of Lot 56 in W. D. Preston's Subdivision of Blocks 4,8 and 9, together with Lot 1 in Block 7 in the Circuit Court Partition of the East 1/2 of the Northwest 1/4 and the northeast Fractional Quarter of Section 32, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Also:

Parcel III: Easements as set forth in the Declaration of Easement and Exhibit "I" thereto attached dated December 20, 1961 and recorded December 21, 1961 as Document Number 18,360,621 made by the Prime Estate Limited, an Illinois Corporation and as created by the Mortgage from Prime Estates, Limited, an Illinois Corporation to St. Paul Federal Savings and Loan Association of Chicago, dated January 8, 1962 and recorded January 17, 1962, as Document Number 18,379,308, and as created by the Deed from Wine and West to Rosenberg, dated April 21, 1969, and recorded May 1, 1969, as Document Number 20,827,228 for the benefit of Parcel I aforesaid for Ingress and Egress and across: The West 8.0 feet of Lot 56 (except that part thereof falling in Parcel I aforesaid), in W. D. Preston's Subdivision. Also: The East 9.50 feet of Lot 56 (except that part thereof falling in Parcel I aforesaid), in W. D. Preston's Subdivision, in Cook County, Illinois.

Permanent Tax Number: 11-32-200-030 Affects all property and other.

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 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 praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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.

And the said grantor \_\_\_\_\_ 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 \_\_\_\_\_ aforesaid has \_\_\_\_\_ hereunto set \_\_\_\_\_ her \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this 12 day of September \_\_\_\_\_ 2000.

X Janet Branson Dechter (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

THIS INSTRUMENT WAS PREPARED BY:

Robert Balanoff  
10100 S. Ewing  
Chicago, IL 60617

SEND TAX BILLS TO:

Janet Dechter  
1122 West Morse, Unit D  
Chicago, IL 60626

State of Illinois } ss.  
County of Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that \_\_\_\_\_  
Janet Branson Dechter

personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ 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.

Given under my hand and notarial seal this 12 day of September, 2000.

Evelyn M. Kudro  
NOTARY PUBLIC



PROPERTY ADDRESS:

1122 West Morse, Unit D, Chicago, IL 60626

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY  
171 N. CLARK STREET ML09LT  
CHICAGO, IL 60601-3294

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/1-45  
sub par. E and Cook County Ord. 93-0-27 par. E

OR BOX NO. 333 (COOK COUNTY ONLY)  
DATE 9-14-00 Sign. Robert Balanoff

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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 9-12-00

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Robert Balanoff this 12 day of September, 2000  
Notary Public Evelyn M Kudro



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 9-12-00

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Robert Balanoff this 12 day of September, 2000  
Notary Public Evelyn M Kudro



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4, of the Illinois Real Estate Transfer Tax Act.)