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2000-09-27 13:34:51
Cook County Recorder 27.00



**WARRANTY
DEED IN TRUST**

(Individual to Trust)

THE GRANTORS, **Matthew Perkins and Barbara Perkins**, husband and wife, of 9526 South Seeley, of City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, **Chicago Title Land Trust Company**, a corporation of Illinois, whose address is 171 North Clark Street, of City of Chicago, County of Cook, State of Illinois, as Trustee under the provisions of a trust agreement dated the 15 day of Sept, 2000, known as Trust Number 110842 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 47 and Lot 48 in Block 5 in Ashland, a subdivision of the North ¾ and the North 33 feet of the South ¼ of the East ¾ of the Northeast ¼ (except the North 167 feet thereof) in Section 18, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**Property Address: 5601-03 South Wood Street / 1753 West 56th Street
Chicago, Illinois 60636
Tax Number: 20-18-212-001-0000**

Subject to: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year ~~1999~~ ²⁰⁰⁰ and subsequent years.

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.

**THE TERMS AND CONDITIONS APPEARING
ON THE ATTACHMENT HERETO ARE MADE A PART HEREOF.**

**THIS DOCUMENT WAS PREPARED BY:
Mr. David M. Alin, Rosenthal and Schanfield
55 East Monroe Street, 46th floor, Chicago, Illinois 60603**

BOX 333-CTI

2008


Warranty 7852502

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COOK CO. NO. 018
1 2 9 7 9 2

 STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
☆☆☆
DEPT. OF REVENUE
SEP 26 '00
P.B. 10776

83.00

1 5 9 8 0


Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP SEP 26 '00
P.B. 11424



41.50

★ 1 3 8 6 7 3 ★

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
SEP 26 '00
P.B. 11193



622.50

Property of Cook County Clerk's Office

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And the said **GRANTORS** hereby expressly waive and release any and all right of 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 seals this 11th day of August, 2000.



MATTHEW PERKINS




BARBARA PERKINS

STATE OF ILLINOIS)
COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Matthew Perkins** and **Barbara Perkins**, husband and wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and notarial seal this 11th day of August, 2000.



Notary Public

My Commission Expires: 3-30-2003



AFTER RECORDING, THIS DOCUMENT SHOULD BE MAILED TO:
Darrin White, 3426 South Giles, Chicago, Illinois 60636

SUBSEQUENT TAX BILLS SHOULD BE MAILED TO:

ATTACHMENT TO WARRANTY DEED IN TRUST

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 parks, streets, highway or alleys and to vacate any subdivision or part thereof, and to resubdivide 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, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence praesenti or in the 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 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 real estate, 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 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 above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee 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 be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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 (including the Recorder of Deeds or 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 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/her 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.