

UNOFFICIAL COPY 00825071

WARRANTY DEED IN TRUST

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2000-10-20 10:56:52
Cook County Recorder 45.50



00825071

Reserved for Recorder's Office

This INDENTURE WITNESSETH, that the Grantor,

MERLE LEE BREIHAN a single woman and
NOLA LEE LAUBER, a married woman,

of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS unto MERLE LEE BREIHAN, as Trustee of the MERLE LEE BREIHAN REVOCABLE TRUST, dated November 24, 1999 and to all and every successor or successors in trust under the trust agreement the following described real estate in Cook County, Illinois:

UNIT 3D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1339 NORTH DEARBORN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25383595, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 17-04-218-043-1012

TO HAVE AND TO HOLD the said premises with the appurtenances on the trust and for the uses and purposes set forth in this deed and trust agreement.

FULL POWER AND AUTHORITY are hereby granted to the trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, street, 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 directly to a trust grantee or successor or successors in trust and to grant to such trust grantee or 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 or 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 consideration, 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 after the date of this deed.

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.

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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.

The said grantors 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 grantors aforesaid have hereunto set their hands and seals this day of , 2000.

MERLE LEE BREIHAN (Seal)

NOLA LEE LAUBER (Seal)

THIS INSTRUMENT WAS PREPARED BY:

MAIL TAX BILL TO:

Thomas T. Boundas
1415 West 55th Street, Suite 201
LaGrange, Illinois 60525

Merle Lee Breihan, Trustee
1339 North Dearborn, #3D
Chicago, Illinois 60610

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, do hereby certify that MERLE LEE BREIHAN

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.

Given under my hand and notarial seal this 13th day of September, 2000.

Commission expires: OFFICIAL SEAL
THOMAS T. BOUNDAS
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/13/2001

Notary Public (Signature)

STATE OF Arkansas)
) SS
COUNTY OF Garland)

I, THE UNDERSIGNED, A Notary Public in and for said County, in the State aforesaid, do hereby certify that NOLA LEE LAUBER

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.

Given under my hand and notarial seal this 28th day of August, 2000.

Commission expires: 3-4-2006

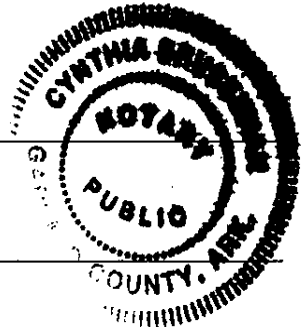
Notary Public (Signature: Cynthia S. Busenlan)

PROPERTY ADDRESS:

1339 North Dearborn, #3D, Chicago, Illinois 60610

AFTER RECORDING, PLEASE MAIL TO:

Thomas T. Boundas, 1415 West 55th Street, Suite 201, LaGrange, Illinois 60525



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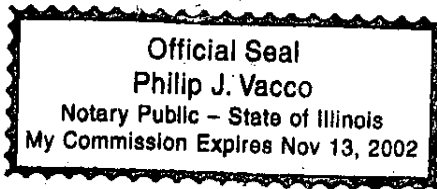
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STATEMENT BY GRANTOR AND GRANTEE

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 the 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 9/25/00 Signature: [Signature]

Subscribed and sworn to before me by the said _____ this 25 day of Sept, 2000



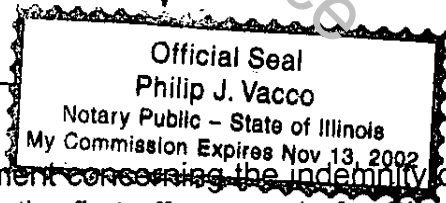
Notary Public [Signature]

The grantee or his agent affirms and verified 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 and hold title to real estate under the laws of the State of Illinois.

Dated 9/25/00, ²⁰⁰⁰ ~~1997~~ Signature [Signature]

Subscribed and sworn to before me by the said 25th this Sept day of 2000

Notary Public [Signature]



Note: any person who knowingly submits a false statement concerning the indemnity 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 the Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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