

UNOFFICIAL COPY

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2001-01-17 13:45:12

Cook County Recorder

25.50



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WARRANTY DEED

MAIL FUTURE TAX BILLS TO:

George Callister  
2519 W. Cullom Ave  
Chicago, IL

MAIL RECORDED DEED TO:

Susan P. Malone  
20 N. Wacker Drive 1400  
Chicago, IL 60606

**GRANTORS** George Callister and Jacqueline Callister, married to each other of the City of Chicago, County of Cook, State of Illinois, ten and no/100 Dollars and other good and valuable consideration convey and warrant to

George Callister and Jacqueline Callister, not individually but as Trustee under the provisions of a trust agreement dated the \_\_\_\_ day of \_\_\_\_\_, 2000, known as the Callister Family Trust, the following described real estate in the City of Chicago, County of Cook, State of Illinois to wit:

Lot 37 in Flick's Subdivision of the Part East of the Sanitary District of Lots 4,5,8 & 9 of Superior Court Partition of the North 1/2 of the South East Quarter of Section 13, Township 40, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Property Address: 2519 W. Cullom, Chicago Illinois  
PIN: 13-13-405-025-0000

SUBJECT TO: Encumbrances, conditions, restrictions, and easements of record, general real estate taxes not yet due and payable

To have and to hold said premises with the appurtenances upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee 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 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 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 190 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 time(s) 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 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 expedience 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 that a) that at the time of the delivery thereof, the trust created by this indenture and by said trustee 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, 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 real estate, and such interest is hereby declared to be personal property and no beneficiary hereunder shall 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.

IN WITNESS WHEREOF the Grantor aforesaid has hereunto set her hand and seal this 16<sup>th</sup> day of January, 2000

George W. Callister  
George Callister

Jacqueline Callister  
Jacqueline Callister

State of Illinois  
County Of Cook

I, Mary Ann Sehring, a notary public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT George Callister and Jacqueline Callister 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 they signed, sealed, and delivered the same instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 16 of January 2000

Mary Ann Sehring  
NOTARY PUBLIC



My commission expires \_\_\_\_\_

This instrument was prepared by Susan P. Malone, 20 N. Wacker Drive Suite 1900, Chicago, Illinois

UNOFFICIAL COPY  
STATEMENT BY GRANTOR AND GRANTEE

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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 and hold title to real estate under the laws of the State of Illinois.

Dated January 16, ~~19~~ 2001 Signature: Susan P. Malone  
Grantor or Agent

Subscribed and sworn to before me by the  
said Susan P. Malone  
this 16<sup>th</sup> day of January  
~~19~~ 2001

Maryann Sehring  
Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

Dated January 16, ~~19~~ 2001 Signature: Susan P. Malone  
Grantee or Agent

Subscribed and sworn to before me by the  
said Susan P. Malone  
this 16<sup>th</sup> day of January  
~~19~~ 2001

Maryann Sehring  
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]