

UNOFFICIAL COPY 00132651

WARRANTY DEED
IN TRUST

1584/0055 28 001 Page 1 of 4
2000-02-23 13:06:09
Cook County Recorder 27.50



THIS WARRANTY DEED IN TRUST made and executed the 18th day of February, 2000 by WILLIAM A. ROGERS, divorced and not remarried, of the County of Cook and State of Illinois, "GRANTOR" for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto

FOR RECORDERS USE ONLY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, 120 South LaSalle Street, Chicago, Illinois 60603, as Trustee under Trust Agreement dated February 28, 1997 and known as Trust No. 122668-05, "TRUSTEE", and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Permanent Index No.: 20-17-113-045
Address of Property: 1300-10 West 57th Street, Chicago, IL 60636

Exempt pursuant to the provisions of Paragraph (e) of Section 4 of the Real Estate Transfer Tax Act.
Dated: 2-21-00

Keith B. Phelan

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.

AND the Grantor hereby covenants with said Trustee that he is lawfully seized of said land in fee simple; that he has good, right and lawful authority to sell and convey said land; that he hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except as set forth above.

Full power and authority are hereby granted to said Trustee to improve, manage and protect said premises or any part thereof; 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 in 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 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 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, on or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all states 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 his hand and seal this 21st day of February, 2000.

(SEAL)



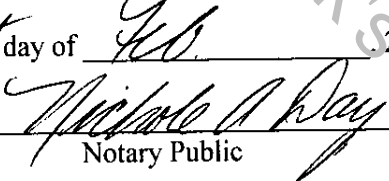
WILLIAM A. ROGERS (SEAL)

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, NICHOLE A. DAY, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **WILLIAM A. ROGERS, divorced and not remarried**, 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 he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 21st day of Feb. 2000.





Notary Public

MAIL SUBSEQUENT TAX BILLS TO:

William A. Rogers
16W572 Hillside Lane
Hinsdale, Illinois 60521

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:



William B. Phillips, Esq.
Levin, McParland, Phillips & Minetz
180 North Wacker Drive
Chicago, Illinois 60606

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 149 and 150 in 55th Street Boulevard Addition, a Subdivision of the Northeast quarter of the Northwest quarter of Section 17, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

1300-10 West 57th Street, Chicago, Illinois
20-17-113-045

Property of Cook County Clerk's Office

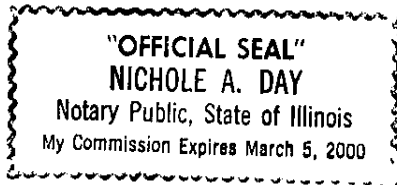
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 2-23-, 2000 Signature [Signature]
~~Grantor or Agent~~

Subscribed and Sworn to before me by the said Agent this 23 day of Feb., 2000.

Notary Public [Signature]



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 2-23-, 2000 Signature [Signature]
~~Grantee or Agent~~

Subscribed and Sworn to before me by the said Agent this 23 day of Feb., 2000.

Notary Public [Signature]



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.]