

UNOFFICIAL COPY

**Warranty Deed
In Trust**

0020234047

2167/0083 45 001 Page 1 of 3
2002-02-28 11:12:00
Cook County Recorder 25.00

THIS INDENTURE WITNESSETH, that
Grantor, WILLIAM E. PHELPS,
married to CAROLYN E. PHELPS,
1920 North Clark Street, Chicago
Illinois



of the County of Cook and
State of Illinois, for and in consideration in
hand paid, and of other good and valuable
considerations, receipt of which is hereby

duly acknowledged, Convey and Warrant unto Harris Trust and Savings Bank, an Illinois banking corporation, organized and existing
under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustees under
the provisions of a certain Trust Agreement, dated the 7th day of January, 2002, and
known as Trust Number HTH 2085, grantee, the following described real estate (hereinafter the "Premises") situated
in _____ County, Illinois, to wit:

THE WEST 79 FEET OF THE EAST 150 FEET OF THAT PART OF THE WEST 1/2 OF THE
EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIANA HARBOR BELT
RAILROAD (EXCEPT THE NORTH 25 FEET THEREOF DEEDED TO THE CITY OF CHICAGO FOR
59TH STREET) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Real Estate Taxes for 2001 and subsequent years and
easements of record.

This is not homestead property.

Permanent Index No. 19-18-302-006-0000

The Powers and authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference.

And the said grantor _____ hereby expressly waives _____ 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 ha _____ hereunto set _____ hand and seal this _____
day of January 11, 2002

William E. Phelps (SEAL) _____ (SEAL)
WILLIAM E. PHELPS

(SEAL) _____ (SEAL)

THIS INSTRUMENT PREPARED BY: John H. Jackson, 33 North LaSalle St., Suite 2030,

Chicago, IL 60602

BOX 333-CT1

UNOFFICIAL COPY

SUBJECT TO:

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways 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 considerations to convey said real estate or any part thereof to a successors in trust and to grant to such successor or successors in trust all the title of 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, 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 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, or any successor in trust, 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, or any successor in trust, be obliged to see to the applications of any purchase money, rent or money borrowed or advanced on said real estate or be obliged to see that the terms of this 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, whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

This conveyance is made upon the express understanding and condition that neither Harris Trust and Savings Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 arising from the sale or any 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, the intention hereof being to vest in said Harris Trust and Savings Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

20234047

COUNTY OF COOK)

) SS I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify

STATE OF ILLINOIS)

that WILLIAM E. PHELPS, married to CAROLYN E. PHELPS

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 acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL"
WESLEY P. STUDZINSKI
Notary Public, State of Illinois
My Commission Expires 10/21/03

Given under my hand and notarial seal this 11th day of January 20 02

Wesley P. Studzinski
NOTARY PUBLIC

MAIL TO GRANTEE'S ADDRESS:

HARRIS TRUST AND SAVINGS BANK



Street 53 South Lincoln Street
City Hinsdale, IL
Zip Code 60521

Attn: SHIRLEY NOLAN

6911 West 59th Street
ADDRESS OF PROPERTY
Chicago, IL 60638

UNOFFICIAL COPY

STATE OF ILLINOIS

STATE TAX

FEB. 27. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000023868

REAL ESTATE TRANSFER TAX
00355.00
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

FEB. 27. 02

REVENUE STAMP

0000023933

REAL ESTATE TRANSFER TAX
00177.50
FP 102802

CITY OF CHICAGO

CITY TAX

FEB. 27. 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012071

REAL ESTATE TRANSFER TAX
02662.50
FP 102805

20234047

Property of Cook County Clerk's Office