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2002-08-20 10:40:27
Cook County Recorder 25.50



GUARANTY TRUST
COMPANY



0020911634

WARRANTY DEED IN TRUST

JOAN MELZER, a widow and

THIS INDENTURE WITNESSETH, that the Grantor, not since remarried, of the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto the GUARANTY TRUST COMPANY, an Illinois Corporation, as trustee under the provisions of a trust agreement dated the 19th day of August, 2002, known as Trust Number L002-050, the following described real estate in the County of Cook and State of Illinois, to wit:

Unit No. 310 as delineated on survey of Lots 13 and 14 and the East 1/2 of vacated alley lying West of and adjoining Lots 13 and 14 in Block 3 in Keeney's Addition to Rogers Park, being a Subdivision of part of the Northwest 1/4 of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration made by LaSalle National Bank, as Trustee under Trust No. 28832 recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 19163657; together with an undivided 2.937% interest in said Lots 13 and 14 and the East 1/2 of vacated alley lying West of and adjoining Lots 13 and 14 in Keeney's Addition to Rogers Park aforesaid (excepting therefrom all the property and space known as Units 101 to 103, both inclusive, 105 to 110, both inclusive, 201 to 210, both inclusive, 301 to 310, both inclusive, and 401 to 410, both inclusive, as said units are delineated on said survey.)

Permanent Tax Number: 11-31-114-023-1029

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.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 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, to pledge or otherwise to 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 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 99 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 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.

Street address of above described property: Unit 310, 6960 N. Bell Avenue, Chicago, IL 60645

Exempt under provisions of Paragraph 2
Section 31-45, Property Tax Code

8.19.02 [Signature]
Date Buyer, Seller, or Representative

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, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor(s) hereby expressly waive(s) and release(s) 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.

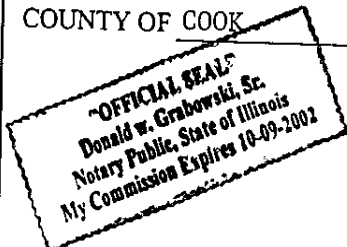
In Witness Whereof, the Grantor(s) aforesaid has/ave hereunto set his/her/their hand and seal this 19th day of August, 2002

Joan Melzer (Seal)
JOAN MELZER (Seal)

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOAN MELZER personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instruments as his/her/their 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 19th day of August, 2002

Donald W. Grabowski, Sr. Notary Public

Mail this recorded instrument to:
GUARANTY TRUST COMPANY
SUITE 1830
33 NORTH DEARBORN STREET
CHICAGO, IL 60602-3108

Mail future tax bills to:
JOAN MELZER
UNIT 310
6960 NORTH BELL AVENUE
CHICAGO, IL 60645

This instrument prepared by:
DONALD W. GRABOWSKI, SR.
5858 N. MILWAUKEE AVENUE
CHICAGO, IL 60646-5425



GUARANTY TRUST COMPANY

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 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 title to real estate under the laws of the state of Illinois.

Dated August 19, 2002

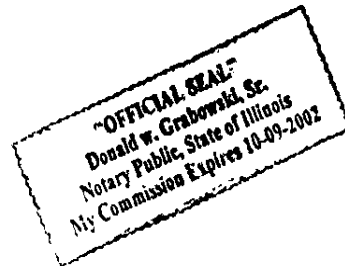
Signature

Joan Melzer
Grantor

Subscribed and sworn to before me

by the said JOAN MELZER

this 19th day of August, 2002.



Donald W. Grabowski, Sr. (Seal)
Notary Public
Donald W. Grabowski, Sr.

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

Dated August 19, 2002

Signature

Joan Melzer
Agent

Subscribed and sworn to before me

by the said JOAN MELZER

this 19th day of August, 2002.



Donald W. Grabowski, Sr. (Seal)
Notary Public
Donald W. Grabowski, Sr.

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