

WARRANTY DEED
State of Illinois
(Incorporated into the deed)

UNOFFICIAL COPY

ALLIED Guaranty & Loan Co. Inc. is not a party to this deed. Neither the guarantor nor the lender makes any warranty with respect thereto, including any warranty of proper habitation, of form or of a part.

THE GRANTOR *Albert*
GEORGE A. JOSEPH
(single and never married)

of the City of Chicago County of Cook
State of Illinois for and in consideration of

TEN (\$10.00) DOLLARS,
and other good consideration in hand paid,
CONVEY and WARRANT to

First Bank and Trust Company of Illinois
Trust #10-1778, Dated October 25, 1993
300 East Northwest Highway, Palatine, IL 60067
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT ONE (EXCEPT THE WEST 48 FEET OF SAID LOT) IN J.M. WILSON'S RESUBDIVISION OF LOTS 1 TO 29 BOTH INCLUSIVE OF BLOCK 26 INCLUSIVE IN WILSON AND SCOTT'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 26 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

03041166

COOK CO. NO. 018

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1993 and subsequent years;

with an encroachment by staircase attached to 2054 N Burling and all other encroachments noted on the Chicago Title Insurance Co commitment for Title Insurance, no. 1401 001479611 D2.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-33-125-035-0000

Address(es) of Real Estate: 2058 ^{North} West Burling, Chicago, Illinois

DATED this 10th day of OCT 1993

PLEASE PRINT OR TYPE NAME(S) George A. Joseph (SEAL) (SEAL)

BELLOW SIGNATURE(S) *George Albert Joseph* (SEAL) (SEAL)

State of Illinois, County of Illinois ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George A. Joseph (single and never married)

OFFICIAL SEAL 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, sealed and delivered the said instrument as his free, full 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 official seal, this 10th day of November 1993

Commission expires 10/15 1995 *Paula G. Daniels* NOTARY PUBLIC

This instrument was prepared by Kent Novit, 100 North LaSalle, Chicago, Illinois
(NAME AND ADDRESS)

KENT E NOVIT
100 NORTH LASALLE (2200)
CHICAGO, ILL 60602

SEND SUBSEQUENT TAX BILLS TO:
Marty Murrzy
464 N. Claremont
CHICAGO, ILL 60625
(City, State and Zip)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
21850
2-22179

REAL ESTATE TRANSACTION TAX
REVENUE
DEC1593
10925
251287

7479672 08 N 38 16

BOX 333

Cook County

UNOFFICIAL COPY

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COOK COUNTY CLERK'S OFFICE
FILED FOR RECORD

1993 DEC 20 4 34Z

Property of Cook County, Illinois
Cook County Clerk's Office

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trust and for the uses and purposes herein and in the trust agreement set forth:

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate on any part thereof to dedicate parks, streets, highways or alleys and to vary any subdivision or part thereof, to execute contracts to sell or to execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate on any part thereof to any party or parties in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, on any part thereof, to execute leases of the real estate, on any part thereof, from time to time, in possession or reversion, by lease to commence in possession or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of such leases upon any terms and for any period or periods of time, and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements in charge of an easement and to release easements, to assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the 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 title to the real estate to deal with, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate on any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, or any other money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the title to the real estate or to see that any part of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument, so that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, so that any purchase money or other moneys were received in accordance with the trust, conditions and limitations contained herein and in the trust agreement or in any amendment thereof, and nothing upon all beneficiaries, so that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument and that 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 the real estate rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings and the profits and proceeds arising from the sale, mortgage or other disposition of the real estate, and no interest is hereby declared to be in the property, any beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Deeds is hereby notified that the provisions of this trust agreement, in whole or in part, duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or "subject to the terms and conditions," or "in trust" in the above instrument, in the case made and provided.

And the said grantor hereby expressly waives and releases any and all right of benefit under and to the extent of any laws of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor hereby sets his hand and seal to the foregoing instrument on this _____ day of _____, 1993.

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