

**WARRANTY DEED
IN TRUST**

UNOFFICIAL COPY

THIS INDENTURE WITNESSETH, That the Grantor(s),



Audrey A. Bowling,
divorced and not since remarried

Doc#: 0400911186
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/09/2004 03:35 PM Pg: 1 of 3

of the County of Cook and State of Illinois

For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as Trustee under the provisions of a trust agreement dated the 14th day of August, 2003, known as Trust Number 1112343, the following described real estate in the County of Cook, and State of Illinois, to-wit:

P.W.T.N.

LOT 2 IN ZAHRADNIK'S RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 6 IN GOODWIN'S RESUBDIVISION OF THE NORTH WEST QUARTER, NORTH EAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT ONLY TO: SEE ATTACHED EXHIBIT "A"

3

Permanent Tax Number: 16-23-209-017-0000

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 resubdivide 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, 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 *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 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.

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

KP

UNOFFICIAL COPY

EXHIBIT "A"

SUBJECT ONLY TO:

Covenants, conditions and restrictions of record private, public and utility easements and roads and highways, if any, party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the time hereof of any special tax or assessment for improvements heretofore completed; mortgage or trust deed, if any; general taxes for the year 2002 and subsequent years

