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COOK COUNTY, ILL. 233332

04020936



WARRANTY DEED IN TRUST COOK COUNTY, ILLINOIS FILED FOR RECORD

DEC -6 AM 9:55

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Form 918 10-92

The above space for recorder's use only



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 15.00

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE DEC-594 07.50

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE DEC-594 112.50

THIS INDENTURE WITNESSETH, That the Grantor Gwendolyn Brooks Blakely, a married person, of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 171 North Clark Street, Chicago, Illinois 60601-3294, as Trustee under the provisions of a trust agreement dated the 28th day of November 19 94, known as Trust Number 1100565 the following described Real estate in the County of Cook and State of Illinois, to-wit:

LOT 12 AND THE SOUTH 5 1/4 FEET OF LOT 11 IN BLOCK 2 IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 4 IN BROOKLINE A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Subject to real estate taxes for 1994 and subsequent years.

THIS PROPERTY IS NOT USED FOR HOMESTEAD PURPOSES BY THE GRANTOR OR THE GRANTOR'S SPOUSE

PERMANENT TAX NUMBER: 20-27-230-025 VOLUME NUMBER:

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 parts, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdiv... and 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, to lease to commence in present, 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 199 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 premises 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 any 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 of the discharge 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 said 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 thereto and binding upon all beneficiaries thereunder, (c) that said trustee as 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 interests 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 the beneficiaries 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 file in the certificate of title or duplicate thereof, or memorial, the words "in trust", "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 hereby expressly waive 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 has hereunto set her hand and seal this 29th day of November 19 94

Gwendolyn Brooks Blakely (Seal) Gwendolyn Brooks Blakely (Seal)

THIS INSTRUMENT WAS PREPARED BY: Daniel H. Brown 53 W. Jackson, #703 Chicago, IL 60604

State of Illinois) ss Daniel H. Brown, Notary Public and for said County, in County of Cook) Gwendolyn Brooks Blakely a married person

OFFICIAL SEAL DANIEL H. BROWN NOTARY PUBLIC, STATE OF ILLINOIS COMMISSION EXPIRES 1/8/97

personally known to me to be the same person, whose name is she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 29th day of November 19 94

Daniel H. Brown Notary Public

After recording return to: CHICAGO TITLE AND TRUST COMPANY 171 North Clark Street, Chicago, IL 60601-3294 Attention: Land Trust Department

7428 S. Evans, Chicago, IL

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