

# UNOFFICIAL COPY



WARRANTY DEED IN TRUST

04060695

Form 91 R 7/90

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **PAUL A. LUTTER**, a bachelor,  
 150 North Michigan Avenue, Suite 2500, Chicago, Illinois 60601-7567,  
 of the County of Cook and State of Illinois for and in consideration  
 of TEN and No/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 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 1st day of December 19 94, known as Trust Number 1100570 the following described Real estate in the County of Cook and State of Illinois, to-wit:

The East 15 feet of Lot 104, Lot 105 and the West 10 feet of Lot 106 in George F. Nixon and Company's Westchester in the West Half of the North West Quarter of Section 21, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

**TRANSFER STAMP**  
 CERTIFICATION OF COMPLIANCE

Village of Westchester  
 Chicago 12-16-94

PERMANENT TAX NUMBER: 15-21-120-047 VOLUME NUMBER: \_\_\_\_\_

TO HAVE AND TO HOLD the said premises with the appurtenances to the trust 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 receive, 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-subsdivide 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 perpetuity or for a term of years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single term 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 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 concerning appurtenances 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, in deed or in law, 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, price or money borrowed or advanced on said premises, or be obliged to see that the terms of the 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 instrument, 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 thereto and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such 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, are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trust, or their predecessors 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, assets and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and all beneficiaries hereunder shall have and take an interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, assets 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 hereby expressly waives, releases and abandons all his or her rights and claims 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 Paul A. Lutter hereunto set his hand and seal this 5th day of December 19 94

(Seal) Paul A. Lutter (Seal)  
 PAUL A. LUTTER  
 (Seal)

THIS INSTRUMENT WAS PREPARED BY:  
Paul A. Lutter  
150 N. Michigan Avenue  
Chicago, IL 60601-7567

State of Illinois )  
 County of Cook ) ss. ANTOINETTE VLASAK a Notary Public in and for said County, do hereby certify that Paul A. Lutter, a bachelor,

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 and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Witness my hand and official seal this 5th day of DECEMBER 19 94

**"OFFICIAL SEAL"**  
**ANTOINETTE VLASAK**  
 Notary Public, State of Illinois  
 My Commission Expires Aug. 27, 1995

Antoinette Vlasak  
 Notary Public

DEPT-01 RECORDING \$25.00  
 T45555 TRAN 0665 12/20/94 14:24:00  
 #8294 J.J. #04-060695  
 COOK COUNTY RECORDER

This space for affixing Rulers and Revenue Stamps

56000000

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Paul A. Lutter  
 Attorney  
 Date 12/16/94

After recording return to:  
 Box 533 (Cook County only)  
 or  
 CHICAGO TITLE AND TRUST COMPANY Box 315  
 111 West Washington St./Chicago, Ill 60602  
 Attention: Land Trust Department

2/20/95

# UNOFFICIAL COPY

CHIEF CLERK

COOK COUNTY CLERK'S OFFICE  
100 N. LAUREL ST. CHICAGO, IL 60602  
TEL: (312) 309-3000 FAX: (312) 309-3001  
WWW.COOKCOUNTYCLERK.COM

Property of Cook County Clerk's Office

0303069695

# UNOFFICIAL COPY

## 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.

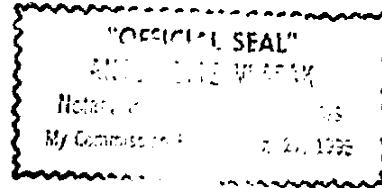
Dated December 5, 1994

Signature: \_\_\_\_\_

Paul A. Lutter  
Grantor or Agent

Subscribed and sworn to before me by the said Paul A. Lutter this 5TH day of December, 1994.

Notary Public Antoinette Vlasak



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

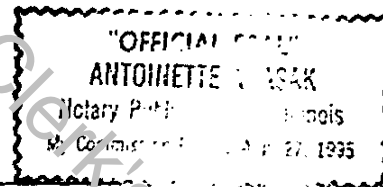
Dated December 5, 1994

Signature: \_\_\_\_\_

Paul A. Lutter  
Grantee or Agent

Subscribed and sworn to before me by the said Paul A. Lutter this 5TH day of December, 1994.

Notary Public Antoinette Vlasak



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.)

04060695

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2024/01/01