

# UNOFFICIAL COPY



Chicago Title & Trust Company



0409201155

Doc#: 0409201155  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 04/01/2004 09:28 AM Pg: 1 of 4

## WARRANTY DEED IN TRUST

FIRST AMERICAN TITLE  
ORDER # 698348  
10/1

THIS INDENTURE WITNESSETH, That the grantor(s) VIOLA JOHNSON, divorced and not since remarried, and ANGELA LEE, f/k/a Angela Anderson, married to Reginald Lee, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto Chicago Title Land Trust Company, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, Illinois 60602 as Trustee under the provisions of a trust agreement dated the January 12, 2004, known as Trust Number 1112821 the following described Real estate in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

THIS IS NOT HOMESTEAD PROPERTY.

**SUBJECT TO:** Covenants, conditions, restrictions and easements of record and general taxes for the year 2003 and subsequent years.

PERMANENT TAX NUMBER: 20-36-407-027-0000

VOLUME NUMBER: 273

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 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 198 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

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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, 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 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.

And the said grantors hereby expressly waive(s) 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 grantors aforesaid have hereunto set their hands and seals this 28th day of FEBRUARY, ~~XX~~ 2004.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


*Viola Johnson*  
\_\_\_\_\_

VIOLA JOHNSON  
*Angela Lee f/k/a Angela Anderson*  
\_\_\_\_\_

ANGELA LEE, f/k/a Angela Anderson

CITY OF CHICAGO

CITY TAX



MAR. 26. 04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000005782

REAL ESTATE TRANSFER TAX
0131250
FP 102812

COOK COUNTY Clerk's Office

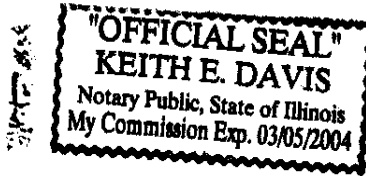
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State of Illinois

County of COOK

I, KEITH E. DAVIS, a Notary Public in and for said County, in the State aforesaid, do hereby certify that VIOLA JOHNSON, divorced and not since remarried, and ANGELA LEE, f/k/a Angela Anderson, married to Reginald Lee, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 28th day of February, ~~19~~ 2004.

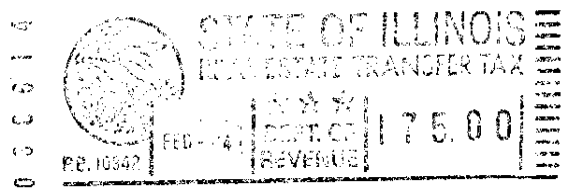
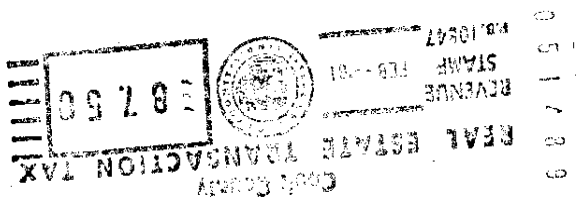


Keith E. Davis (Notary Public)

Prepared By: LAW OFFICES OF KEITH E. DAVIS  
1525 EAST 53RD STREET, SUITE 516-11  
CHICAGO, ILLINOIS 60615-

~~Mail To:~~  
Mail To:  
Chicago Title Land Trust Company  
171 N. Clark Street  
Chicago, Illinois 60602

Mail Tax Bills to:  
Hatem Elachar  
P.O. Box 7357  
Villa Park, IL 60187



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EXHIBIT "A"

Legal Description

That part of Block 4 in Lincoln Addition, a resubdivision of that part of Whitford's Subdivision of the Northwest 1/4 of the Southeast 1/4 and that part of More's Subdivision of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 lying Northeast of the Lake Shore and Michigan Southern Railroad in Section 36, Township 38 North, Range 14, East of the Third Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of said Block 4 and running then South along the West line of said Block 4, a distance of 155.10 feet; thence Northeasterly in a straight line to a point in the Northeasterly line of said block which is 108.88 feet Southeasterly of the Northwest corner of said block; then Northwesterly along the Northwest line of said block 108.86 feet to the place of beginning, in Cook County, Illinois.

Property of Cook County Clerk's Office