

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

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The above space for recorder's use only

This Indenture Witnesseth, That the Grantor JAMES M. VOSS and NANCY S. VOSS, his wife, and PHILLIP E. VOSS, a bachelor,

of the County Cook and the State of Illinois for and in consideration of Ten (\$10.00) Dollars,

and other good and valuable consideration in hand paid, Convey unto LYONS SAVINGS & LOAN ASSOCIATION, an Illinois Corporation, 450 West 55th Street, Countryside, Illinois 60525 its successor or successors as Trustee under the provisions of a trust agreement dated the 25th day of May 1984 known as Trust Number 297, the following described real estate in the County of Cook

and State of Illinois, to-wit: Lot 27 in Sub-Block 2 in James Morgan's Subdivision of the East 1/2 of Block 10 in Sheffield's Addition to Chicago in Section 32, 33 and 34, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to existing mortgage of record, 1983 and 1984 real estate taxes and covenants, conditions and restrictions of record.

10.00

Permanent Real Estate Index No. 17-74-216-021 Common Address 2107 N. Kenmore, Chicago, IL

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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, to lease, 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, to lease 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 present or in 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 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 in 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, to release or charges of any kind, to release, convey or assign any right, title or interest in or about or esement 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 any part of 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 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, as 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.

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 cases made and provided.

And the said grantor S. 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 S. aforesaid has hereunto set their hand S. and seal S. this 24th day of June, 1984.

Phillip E. Voss (SEAL) James M. Voss (SEAL)  
PHILLIP E. VOSS (SEAL) JAMES M. VOSS (SEAL)  
Nancy S. Voss (SEAL) NANCY S. VOSS (SEAL)

\* MAIL TAX BILL TO:

State of Illinois } I, the undersigned a Notary Public in  
County of Cook } ss. and for said County, the state aforesaid, do hereby certify that James M. Voss and Nancy S. Voss, his wife, and Phillip E. Voss, a bachelor

personally known to me to be the same person S. whose name S. 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 set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 24th of June, 1984  
C. F. OKARMA  
Notary Public

MY COMMISSION EXPIRES FEBRUARY 14, 1988

Return to: **Lyons Savings & Loan**  
We'll take care of you and your money  
Countryside Office Lyons Office  
On 55th St. at Plainfield - 252-9090 4231 Joliet Avenue - 442-8400  
Riverside Office Sidney Office  
Harold Train Depot - 442-2200 4201 S. Harlem Avenue - 795-7272  
Sandwich Office  
200 E. Church St. - (815) 786-2115  
Member FDIC

This instrument was prepared by 211 SOUTH LA SALLE STREET CHICAGO, ILLINOIS 60603  
Donn E. Johnson  
1023 W. Burlington Avenue  
Western Springs, IL 60558

I hereby certify that this is an exempt transaction under Paragraph B, Section 4, of the Real Estate Transfer Tax Act.

27 165 326

END OF RECORDED DOCUMENT