

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS 86423466 4 6 6  
FILED FOR RECORD

1986 SEP 18 PM 3:07

86423466

Form J 1910-004-9/78

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Jo Ann Rivera, a single woman and  
of the County of COOK and State of ILLINOIS for and in consideration  
of TEN and NO/100 Dollars, and other good  
and valuable considerations in hand paid, Conveys and warrant s unto the LAKE VIEW TRUST  
AND SAVINGS BANK, a corporation of Illinois, 3201 North Ashland Avenue, Chicago, Illinois, 60657, as  
Trustee under the provisions of a trust agreement dated 18th day of August 19 86  
Known as Trust Number 7127, the following described real estate in the County of COOK  
and State of Illinois, to-wit:

SEE REVERSE SIDE HEREOF FOR LEGAL DESCRIPTION

This instrument prepared by Alan W. Schmidt, 3001 N. Southport  
Chicago, Ill. 60657

Real Estate Tax # 13-15-411-028-1006 (1)

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 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 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 hereafter, to contract to make leases and to grant options to renew 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 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  
right, title or interest in or about 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 consideration 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  
conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent  
money, proceeds or advances in the said premises, or be obliged to see that the terms of any 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  
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 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 successor  
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.

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 his  
certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitation" or words of similar  
import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive s and release s any and all right or benefit under and by virtue of 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 ha s. hereunto set her hand and seal  
this 5 day of September 19 86

(Seal) Jo Ann Rivera (Seal)  
(Seal) Jo Ann Rivera (Seal)

State of Illinois  
County of Cook SS.

I, the undersigned, a Notary Public in and for said County, in the  
state aforesaid, do hereby certify that JoAnn Rivera, a single woman and  
never married

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  
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 15 day of September 19 86  
Notary Public

Lake View Trust and Savings Bank

UNIT 1-F, 4233 N. Kedvale Ave.,  
CHICAGO, ILLINOIS 60641

For information only insert street address of  
above described property

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION  
EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE  
BY PARAGRAPH (S) F OF SECTION 200.1-2B6 OF SAID ORDINANCE.

ESTATE TRANSFER TAX ACT  
This space for affixing Revenue Stamp  
9-15-86  
DATE  
SIGNATURE

86423466  
Document Number

12.00

Unit 1-F as delineated on Plat of Survey of the following described parcel of real estate ( hereinafter referred to as Parcel ):

UNOFFICIAL COPY

Lots 12 and 13 (taken as a tract) in Block 9 in Irving Park a Subdivision of the South East 1/4 of Section 15 and the North 1/2 of the North East 1/4 of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, which plat of survey is attached as Exhibit 'A' to Declaration of Condominium made by Chicago title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated April 2, 1968 and known as Trust number 51945 recorded in the office of the Recorder of Deeds of Cook County, Illinois, as document 20770172 together with an undivided 6.893 percent interest in said parcel (exception from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey ), in Cook County, Illinois.

Property of Cook County Recorder of Deeds Office

86423466

Unit 1-F as delineated on Plat of Survey of the following described parcel of real estate ( hereinafter referred to as Parcel ):

Lots 12 and 13 (taken as a tract) in Block 9 in Irving Park a Subdivision of the South East 1/4 of Section 15 and the North 1/2 of the North East 1/4 of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, which plat of survey is attached as Exhibit 'A' to Declaration of Condominium made by Chicago title and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated April 2, 1968 and known as Trust number 51945 recorded in the office of the Recorder of Deeds of Cook County, Illinois, as document 20770172 together with an undivided 6.893 percent interest in said parcel (exception from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey ), in Cook County, Illinois.

86423466

13-15-411-628-1006 99

Box 333-2-88

Mail to: Alan W. Schmidt  
3001 N. Southport  
Chicago, Ill. 60657



21