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1986 OCT 23 PM 3:15

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WARRANTY DEED IN TRUST

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors Lester Berliner and Sylvia Berliner, his wife, 6242A N. Cicero, City of Chicago

of the County of Cook and State of Illinois for and in consideration of Ten and 00/XX-----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 8th day of September 1986, known as Trust Number 1088950 the following described real estate in the County of Cook and State of Illinois, to-wit:

11.00

PIN: 13-04-228-100

Property Address: 6242A North Cicero Avenue Chicago, Illinois 60646

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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 mortgage, to 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 or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and 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 lease, 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 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, right, 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 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, 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 have hereunto set their hands and seal S this 8th day of September 1986

Lester Berliner (Seal) LESTER BERLINER

Sylvia Berliner (Seal) SYLVIA BERLINER

This document prepared by Leonard Mason, Attorney, 30 North La Salle Street Chicago, Illinois 60602

State of Illinois) ss. Leonard Mason a Notary Public in and for said County, in County of Cook) the state aforesaid, do hereby certify that Lester Berliner and Sylvia Berliner, his wife

personally known to me to be the same persons whose names S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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 8th day of September 1986

Leonard Mason Notary Public

This space for affixing Riders and Revenue Stamps EXEMPT UNDER PROVISIONS OF PARAGRAPH E SEC. 200.1-2 (3-6) CHICAGO TRANSACTION TAX EXEMPTION UNDER PROVISIONS OF PARAGRAPH E REAL PROPERTY TRANSFER TAX ACT DATE: 10/20/86 DECLARANT: Leonard Mason

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Document Number

RECORD & RETURN TO LAND TRUST DEPT CHICAGO TITLE AND TRUST CO. TRUST # 1088950

Form 91 After recording return to: Box 533 (Cook County only) or CHICAGO TITLE AND TRUST COMPANY 111 West Washington St., Chicago, Ill. 60602 Attention: Land Trust Department

For information only insert street address of above described property.

HV

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Parcel 1:

The East 26 feet of the South 56 feet of the North 392 feet of the following described tract: The South 25 feet of Lot 1, all of Lots 2 to 22 inclusive and the North 10 feet of Lot 23 in Block 1 in Beckers Cicero-Devon Addition to Chicago, being a Subdivision of parts of Lots 12, 13, 15 and 20 in the Subdivision of Bronsons part of Caldwell's Reserve in Townships 40 and 41, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; also:

Parcel 2:

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The South 27.50 feet of the North 363.50 feet (except the East 83.33 feet thereof) of the aforesaid tract; also:

Parcel 3:

Easements as set forth in Declaration made by La Salle National Bank as trustee under Trust No. 17480 dated February 24, 1955 and June 27, 1955 and recorded March 9, 1955 and June 30, 1955 as documents 16169929 and 16286560 and as created by deed from said Declaration to Eden Courts Incorporated a corporation of Illinois dated February 28, 1956 and recorded February 29, 1956 as document 16508000

a. for the benefit of parcels 1 and 2 aforesaid for ingress and egress and public utilities over, under and across the South 16 feet of the North 400 feet of the East 75 feet (except that part thereof falling in Parcel 1 aforesaid) and the South 10 feet of the North 341 feet (except that part thereof falling in parcels 1 and 2 aforesaid) of aforesaid tract all in Cook County, Illinois

THIS INSTRUMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENTS REFERENCED HEREIN

Cook County Clerk's Office

