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COOK COUNTY ILLINOIS
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1986 OCT 28 PM 3:23
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WARRANTY DEED IN TRUST

The above space for recorder's use only

11-72-805-1ad
D-3
Common

THIS INDENTURE WITNESSETH, That the Grantor S,
WILLIAM H. COHRS and ELLA S. COHRS, his wife,
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, convey and warrant
unto the FIRST
NATIONAL BANK IN CHICAGO HEIGHTS, a corporation of the United States of America, as
Trustee under the provisions of a trust agreement dated the 8th day of
August 1986, known as Trust Number 6250, the follow-
ing described real estate in the County of Cook and State of Illinois, to wit:

The North 170 feet of the South 1170 (except the West 200 feet thereof)
of the South West 1/4 of the North West 1/4 of Section 1, Township 35
North, Range 13 East of the Third Principal Meridian, in Cook County,
Illinois

Street address: 18525 S. Kedzie Avenue, Homewood, Illinois

PTN. 31-01-106-011

Subject to all improvements installed by the buyer.

11.00

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 option 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, 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 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 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 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 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, 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.

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 any by virtue of any
and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or other legal
Subject to: Covenants and restrictions of record; all special and general assessments;
all water, fire, and other liens for subdivision improvements, taxes for 1985 and subsequent years
In witness whereof, the grantor S aforesaid have hereunto set their hands and seals

this 8th day of August 19 86

William H. Cohrs (Seal) Ella S. Cohrs (Seal)
William H. Cohrs Ella S. Cohrs
(Seal) (Seal)

State of Illinois } SS. I, the undersigned a Notary Public in and for said County,
County of Cook } in the state aforesaid, do hereby certify that
WILLIAM H. COHRS and ELLA S. COHRS, his wife

personally known to me to be the same person S whose name S 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 27th day of Oct. 19 86

BOX 333 - TH

Pat Poloskey
Notary Public

COOK CO. NO. 016
1934
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
32.75
COOK COUNTY
REAL ESTATE TRANSACTION TAX
32.75

504 541

Document Number

GRANTEE
Mail To

First National Bank in Chicago Heights
100 First National Plaza
Chicago, Illinois 60641

18525 S. Kedzie Avenue, Homewood, Ill. 60430
For information only insert street address of
place described in property.

UNOFFICIAL COPY

Affidavit - Metes and Bounds^{4 5 4 1}

STATE OF ILLINOIS

COUNTY OF COOK

ss.

Document #

WILLIAM H. COHRS

, being duly sworn on oath,

states that he resides at 18525 Kedzie, Homewood, Illinois

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configurations of the larger tract on the effective date of this amendatory act of 1973.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

SUBSCRIBED and SWORN to before me

this 27th day of Oct., 1986

X William H. Bohrs

Pat Polosky
NOTARY PUBLIC

86 504 541

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