

UNOFFICIAL COPY

87456037

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1987 AUG 18 PM 2:30

87456037



WARRANTY DEED IN TRUST

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **Mary Ann Kirn, Collin W. Gray and James F. Gray**

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 **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 **2nd** day of **June** **19 87**, known as Trust Number **1090041** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lots 1 and 2 in Gray Properties 159th Street Commercial Sub-division of the North 650 feet of the West one-half of the Northeast quarter of Section 23, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, (except that part deeded to the Commonwealth Edison Company) and (except that part previously dedicated for highway purposes.) according to the plat there recorded July 31, 1987 as document 87421369 in Cook County, IL Permanent Tax Number: 27-23-200-003
Vacant Property, Tinley Park, Illinois

Subject property is commercial and not subject to homestead rights

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, to lease 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 lease a 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 all 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 execute and deliver every such deed, trust deed, mortgage, deed, trust deed, mortgage, lease or other instrument, to grant, assign or otherwise dispose of said property, or any part thereof, for other real or personal property, to grant assignments or charges of any kind, to give, convey or assign any right, title or interest in or about or 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 to provide any security for the performance of any such act, 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, and 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, and 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, or that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument and (b) 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, powers, authorities, duties and obligations of the, 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 authorized not to register or note in the certificate of title or duplicate thereof, or in the index, 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 **S** and seal **S** this **2nd** day of **June** 19**87**

Mary Ann Kirn (Seal) *James F. Gray* (Seal)
Collin W. Gray (Seal)

This Instrument Prepared By: **Atty. Harry De Bruyn, 12000 S. Harlem Avenue, Palos Heights, Ill.**

State of **Illinois**)
County of **Cook**)
Harry E. De Bruyn a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Mary Ann Kirn, Collin W. Gray and James F. Gray**

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 notary seal this **2nd** day of **June** 19**87**.



Harry E. De Bruyn
Notary Public

Form 91
The following request to:
Chicago Title and Trust Company
111 West Washington St. / Chicago, Ill. 60602
Attention: Land Trust Department

8325 W 159th street Ct 2
8355 W 159th street
For information only (not street address of above described property).

STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS
70000

1200

87456037
REAL ESTATE TRANSACTION TAX
70000

Return to Div-3

BOX 333 - TH 3

UNOFFICIAL COPY

Property of Cook County Clerk's Office

