

Prepared By:

Howard Harris, Esq.
154 W. Hubbard
Chicago, IL 60610

UNOFFICIAL COPY

87510484

WARRANTY DEED IN TRUST

The above space for recorder's use only

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025830515

THIS INDENTURE WITNESSETH, That the Grantor Tax Investments, Ltd., a Co-Partnership,

of the County of Cook and State of Illinois for and in consideration of Ten No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the AMERICAN NATIONAL BANK a National Banking Association, as Trustee under the provisions of a trust agreement dated the 11th day of September 1987, known as Trust Number 103512-03, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 39 and 40 in Block 2 in L. Turner's Subdivision of the Northeast One-Half (NE 1/2) of the East One-Half (E 1/2) of the Southeast One-Quarter (SE 1/4) of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

DEPT-01 RECORDING \$12.25

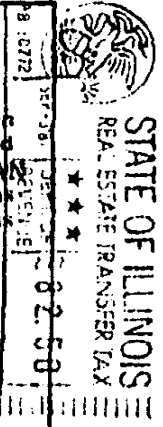
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COOK COUNTY RECORDER

Commonly known as: 3526-28 N. Marshfield, Chicago, Ill.

Permanent Index No. 14-19-407-022 AH AHK



STATE OF ILLINOIS
DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX
8-2-50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
87510484

CITY OF CHICAGO
DEPT. OF REVENUE
REAL ESTATE TRANSACTION TAX
8-2-50

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 redivide 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 lease 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 at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew, lease and options to purchase the whole or any part of the premises 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 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 in 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 hereunder 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 use of said premises, 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 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 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, profits 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, profits 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 hereby expressly waives and releases 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, Tax Investments, Ltd. hereunto set hand and seal this 11th day of September 1987.

(Seal) Tax Investments, Ltd. (Seal)
By Howard Harris (Seal)
Partner

State of Illinois ss. Darlene G. O'Malley a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that Howard Harris



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 he signed, sealed and delivered the said instrument as his 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 official seal this 11th day of September 1987.

Darlene G. O'Malley
Notary Public
10-16-89

AMERICAN NATIONAL BANK
33 N. LaSalle, Chicago, Illinois
Cook County Recorders Box

3526-28 N. Marshfield, Chicago, Ill.
For information only insert street address of above described property.

Handwritten signature/initials

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Property of Cook County Clerk's Office

