

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

1987 JUN 11 AM 10:53

87317604

Form J 1910-004-9/78

The above space for recorder's use only

Section 4

THIS INDENTURE WITNESSETH, That the Grantor s Jay Landman and Carol Gerhardt, his wife of the County of Cook and State of Illinois for and in consideration of Ten and no/100----- (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant 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 4th day of May 1987 Known as Trust Number 7313, the following described real estate in the County of COOK and State of Illinois, to-wit:

SEE ATTACHED

1926 N. Kenmore 14-32-402-019-0000  
1921 N. Kenmore Unit 6 14-32-403-071-1006

Real Estate Tax

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 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 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 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 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 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 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 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 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 s aforesaid have hereunto set their hands and seals this 25th day of May 1987.

Jay Landman (Seal) Carol Gerhardt (Seal)

State of Illinois I, the undersigned, a Notary Public in and for said County, in the County of Cook SS. state aforesaid, do hereby certify that Jay Landman and Carol Gerhardt, his wife

This Instrument Prepared personally known to me to be the same persons whose names are subscribed to BY: THE LAW OFFICES OF MICHAEL BROWN, LTD. 1021 W. Armitage Chicago, IL. 60614 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 seal of office this 25th day of May 1987 OFFICIAL SEAL MICHAEL I. BROWN NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 1-17-89 Notary Public

Lake View Trust and Savings Bank Box 146

1926 N. Kenmore 1921 N. Kenmore Capitol. 60657 For information only insert street address of above described property.

Buyer, Seller or Representative Date 5/25/87

14.00

This space for affixing Riders and Revenue Stamps BUYER, SELLER, REPRESENTATIVE

Document Number 87317604

THIS INSTRUMENT WITH THE SIGNATURE OF THE GRANTEE AND THE SIGNATURE OF THE COUNTY CLERK OF THE COUNTY OF COOK, ILLINOIS, SHALL BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY AND SHALL BE VALID AND EFFECTIVE FROM THE DATE OF RECORDATION.

LOT 44 AND THE NORTH 6 FEET (MEASURED ON THE WEST LINE) OF LOT 43 IN SUBDIVISION OF LOT 3 AND THE NORTH PART OF LOT 2 IN BLOCK 9 OF SHEFFIELDS ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2.

87317604

UNIT 6 IN THE 1921 NORTH KENMORE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 38, 39, 40 AND 41 IN RESUBDIVISION OF LOT 3 TOGETHER WITH PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25413225 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

71-00-551 D2 108

87317604

COOK COUNTY CLERK'S OFFICE
I, the undersigned, County Clerk of Cook County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original instrument as recorded in the Public Records of Cook County, Illinois, on this 22nd day of [Month] 20[Year].

State of Illinois
County of Cook

Official Seal
MICHAEL J. BROWN
County Clerk of Cook County, Illinois

COPIES