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WARRANTY DEED IN TRUST

1987 JUN 16 PM 3:15

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12.00

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

Phillip & Gerry Altman, his wife

of the County of Cook and State of Illinois

for and in consideration 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 12/19/86 day of 19, known as Trust Number 5-68225 the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 2 IN PRUITT AND MOORE'S RESUBDIVISION OF THE EAST 1.75 FEET OF LOT 3, ALL OF LOT 4 AND THE WEST 30 FEET OF LOT 3 IN H. J. WALLINGFORD'S SUBDIVISION OF 15 RODS SOUTH AND ADJOINING TO THE NORTH 95 RODS IN THE EAST 1/2 OF THE NORTH EAST 1/4, TOGETHER WITH THE EAST 50 FEET OF LOT 2 AND THE WEST 70 FEET OF LOT 3 OF RUFUS C. HALL'S SUBDIVISION IN THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: Covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; general taxes for the year 1985 and subsequent years; and pending violations of the Municipal Code disclosed in contract

PIN # 14-17-220-006-0000

part thereof to a successor or successors in trust and to grant to said 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 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 demise 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 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 an option 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, in part or in whole, to purchase 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 do 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 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. But 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, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 the trustee 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.

And the said grantor hereby expressly waives and releases 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 otherwise.

In Witness Whereof, the grantor as aforesaid have hereunto set their hand and seal, this 15 day of June 1987.

Gerry Altman (Seal)

Phillip Altman (Seal)

PREPARED BY: ANDREW MAXWELL 140 S. DEARBORN CHGO, IL. 60603

MAIL TO: JIRO YAMAGUCHI 1055 W. ARAYLE CHGO, IL. 60640

State of Illinois Cook County

Andrew J. Maxwell Notary Public in and for said County, in the state aforesaid, do hereby certify that Phillip Altman & Gerry Altman, his wife

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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein expressed, 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, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 the trustee or their predecessor in trust.

Given under my hand and notarial seal this 15 day of June 1987

Andrew J. Maxwell My Commission Expires 4/1/90 Notary Public, State of Illinois

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE JUN 16 1987 9 15 00 COOK COUNTY REAL ESTATE TRANSACTION TAX STAMP JUN 16 1987 9 15 00 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JUN 16 1987 9 15 00

PH 14-4718

Form 51

After recording return to: CHICAGO TITLE AND TRUST COMPANY 111 West Washington St. Chicago, Ill. 60602 Attention: Land Trust Department

921 W. WILSON CHGO, IL. 60640 For information only insert street address of above described property

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