

UNOFFICIAL COPY

Warranty Deed in Trust Individual

Cook County
REVENUE STAMP JUN 30 1987
8.50

87358591

This Indenture Witnesseth, That the Grantor

DONALD P. SHUTON AND JACQUELINE E. SHUTON, HIS WIFE

12.00

of the County of Cook and State of Illinois for and in consideration of

Ten (\$10.00) Dollars and other good and valuable consideration

and other good and valuable considerations in hand paid, Convey and Warranty unto SOUTH

SAVINGS BANK, a corporation of Illinois, as trustee under the provisions of a trust agreement dated the 8th,

day of June 19 87, known as Trust Number 112531 the following described real estate in the County of Cook and State of Illinois, to wit:

Unit number 3 "D" as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel): That part of the West 1/2 of the East 1/2 of the West 1/2 of the South West 1/4 of the South West 1/4 of Section 17, Township 36 North, Range 15 East of the Third Principal Meridian, lying North of the Chicago, and Michigan City road, also; That part of the West 1/2 of the West 1/2 of the South West 1/4 of the South West 1/4 of Section 17, Township 36 North, Range 15 East of the Third Principal Meridian, which survey is attached as exhibit "A" to declaration of condominium made by Tarrant and Swarigen, Incorporated, an Illinois corporation the developer, recorded in the office of the recorder of Cook County, Illinois as Document Number 22298921; together with an undivided 6.96 percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey) all in Cook County, Illinois.

PERMANENT TAX NO. 30-17-3J2-047-1014
550 MICHIGAN CITY RD., UNIT 3D, CALUMET CITY, IL 60409

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 successor 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 in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 999 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 assist 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 principal, 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 in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, and (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 dispositions 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 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 ha. VS hereunto set their hand and seal this 27th day of June 19 87.

Donald P. Shuton
Donald P. Shuton
SEAL

Jacqueline E. Shuton
Jacqueline E. Shuton
SEAL

Prepared by:
Donald P. Shuton
525 Burnham Avenue
Calumet City, IL 60409
BOX 333-GG H

7-18-726-H (all)

REAL ESTATE TRANSFER TAX
Calumet City - City of Homes \$ 7.42

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
8.50

87358591

UNOFFICIAL COPY

TRUST NO. _____

DEED IN TRUST

WARRANTY DEED

South Chicago Savings Bank

Trustee

South Chicago Savings Bank

2059 East 92nd Street
Chicago, Illinois 60617

Property of Cook County Clerk's Office

87358591

87358591

27 JUN 1987 2:29 PM

OFFICIAL SEAL
MARY K. MAGGIO
NOTARY PUBLIC STATE OF ILLINOIS
MY COM. EXPIRES 4-18-91

My Commission Expires 4/18/91

June A.D., 19 87

who are personally known to me to be the same person as 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 set forth, including the release and waiver of the right of homestead.

I, MARY K. MAGGIO
a Notary Public in and for and residing in said County, in the State aforesaid, do hereby certify that Donald P. Shuton and Jacqueline E. Shuton, his wife

(Given under my hand and Notarial Seal this 27th day of

STATE OF ILLINOIS }
COUNTY OF COOK }
SS.