

UNOFFICIAL COPY

88213087

WARRANTY DEED IN TRUST

Lake View Trust
1321 North Ashland Avenue
Chicago, Illinois 60657COOK COUNTY, ILLINOIS
FILED FIFTH FLOOR

1988 MAY 18 PM 2:41

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The above space for recorder's use only

Form J 1910-004-9/76

THIS INDENTURE WITNESSETH, That the Grantor

Albert L. Swainston, a bachelor

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 s and warrant s 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 11th day of May 19 88 Known as Trust Number 7614 , the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 6 in Block 3 in Subdivision of Blocks 2 and 3 and the West 33 Feet of Block 1 in State Bank of Illinois Subdivision of the North East 1/4 of the North West 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.
 I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE.
 PARAGRAPH (S) OF SECTION 200-10 BE SAD ORDINANCE.

Real Estate Tax # 17-04-109-035-0000, Vol. 484

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 preference 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 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend or change of 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, (a) a written instrument, (b) 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, (c) 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, (d) 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.

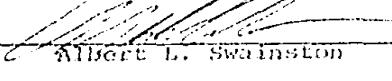
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 limitation", 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 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 _____ aforesaid has _____ heretounto set _____ his _____ hand _____ and seal _____

this 12th day of May 19 88

 (Seal) _____ (Seal)
 Albert L. Swainston _____ (Seal) _____ (Seal)

State of Illinois
County of Cook SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Albert L. Swainston,

a bachelor

personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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 notarial seal this 12 day of May 19 88


 Dorothy J. Wallmann
 Notary Public

1512 North Cleveland
Chicago, IL 60610

For information only insert street address of
above described property

This space for affixing Rider and Revenue Stamps
 I hereby declare that the attached deed represents a
 transaction _____ under provisions of Paragraph _____
 of the Real Estate Transfer Tax Act.

Document Number

88213087