

UNOFFICIAL COPY

WARRANTY DEED
(Notary Illinois) DEED IN TRUST
(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

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THE GRANTOR

Arthur A. Hayes and Helen H. Hayes, his wife

of the City of Chicago County of Cook
State of Illinois for and in consideration of
Ten 00/100

DOLLARS,
an other valuable consideration in hand paid,
CONVEY and WARRANT S. to
American National Bank and Trust Company
as Trustee under Trust Agreement dated
May 6, 1988 and known as Trust No. 105347-09
(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

LOT 7 IN BLOCK 3 IN BRYN MAWR HIGHLANDS SUBDIVISION OF
THE NORTH 3/4 OF THE EAST 1/8 OF WEST 1/2 OF SOUTH EAST
1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13⁰⁰

(The Above sum... recorder's Use Only)

COOK
CC NO. 916
0 0 9 9
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
75.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUN 28 '88
562.50
P.O. 11188

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUN 28 '88
562.50
P.O. 11188

6 4 4
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
75.00

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 20-24-417-021-0000

Address(es) of Real Estate: 6930-32 S. Paxton, Chicago, Illinois

DATED this 7 day of May 1988

PLEASE PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)
Arthur A. Hayes (SEAL)
Helen H. Hayes (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 Arthur A. Hayes and Helen H. Hayes, his wife

IMPRESS SEAL HERE
personally known to me to be the same persons whose names 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.

" OFFICIAL SEAL "
MARTIN T. SPIEGEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/16/90

27th day of June 1988
Martin T. Spiegel
NOTARY PUBLIC

This instrument was prepared by Brown & Pinto, 205 W. Randolph St. Chicago, Ill.
(NAME AND ADDRESS)

MAIL TO { Ziering & Weiss
(Name)
150 N. Wacker Dr., Ste. 650
Chicago, Ill. 60606
(Address)
(City, State and Zip)
BOX 333-GG

SEND SUBSEQUENT TAX BILLS TO
150M BEARDEN
(Name)
6932 S PAXTON
(Address)
CHICAGO, IL 60649
(City, State and Zip)

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Warranty Deed

~~CONFIDENTIAL~~

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S
FILED FOR RECORD

1998 JUN 28 PM 12:46

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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 praesenti 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 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 assign 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, lease 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 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 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.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN.

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