

WARRANTY DEED IN TRUST

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS

89491914

1989 OCT 30

89491914

The above space for recorders use only.

THE INDENTURE WITNESSETH, that the Grantor is

Phillip J. Stover and Annette A. Stover, husband & wife of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto MANUFACTURERS AFFILIATED TRUST COMPANY, an Illinois Trust Company, As Trustee under the provisions of a Trust Agreement dated the 28th day of September, 1989, known as Trust Number N-1070 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 21 in Block 5 in Lake View High School Subdivision of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

3839 - 4/5 North Greenwood Chicago, Ill

12.00

Property Index Number: 14-20-106-017 Volume 483

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 construct 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 state, 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 of reversion, by leases 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 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 thereafter, 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 changes of any kind, to release, convey or assign any right, title or interest in or about the 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 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 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 terms, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereof, (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 Register 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 as aforesaid have herunto set their hands and seals this 1st day of October, 1989.

Phillip J. Stover (Seal)

Annette A. Stover (Seal)

State of Illinois, County of Cook, I, Ronald G. Glosniak a Notary Public in and for said County, in the state aforesaid, do hereby certify that Phillip J. Stover and Annette A. Stover, Husband and wife

OFFICIAL SEAL RONALD G. GLOSNIAK NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. MAY 19, 1992

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 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 notarial seal 16th day of October 1989

Ronald G. Glosniak

NOTARY PUBLIC

72-25-859-2

Common

COOK COUNTY, ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 636.00 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 318.00 COOK COUNTY REAL ESTATE TRANSACTION TAX 89491914

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★ 044293 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE OCT 17'89 ★
★ PB.11193 954.00 ★

★ 044294 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE OCT 17'89 ★
★ PB.11193 954.00 ★

★ 044295 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
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★ PB.11193 954.00 ★

★ 044296 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
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★ PB.11193 954.00 ★

★ 044297 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE OCT 17'89 ★
★ PB.11193 954.00 ★

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