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WARRANTY DEED IN TRUST

1000 W 23

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Form 91 R 7/80

CH 246847

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

John P. McCann MARRIED TO ADRIENNE MC CANN

of the County of Cook and State of Illinois for and in consideration of Ten and no/100----- Dollars, and other good and valuable considerations in hand paid, Conveys and Warrant s 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 10th day of February 1989, known as Trust Number 1092729 the following described Real estate in the County of Cook and State of Illinois, to-wit:
Lot 17 in Block 23 in Chester Highlands Fifth Addition to Auburn Park in the South West 1/4 of the North East 1/4 of Section 32, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

1200

Subject to: Covenants, conditions and restrictions of records; private public and utility easements and roads and highways, if any; party wall rights and agreements; existing leases and tenancies; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed mortgage or trust deed specified below; general taxes for the year 1987 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1988.

PERMANENT TAX NUMBER: 70-32-223-036 VOLUME NUMBER: 440

TO HAVE AND TO HOLD the said premises with the appurtenances thereon to 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 and alleys and to vacate any subdivision or part thereof, and to redivide 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 present or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 them and 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, 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 instrument thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such 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.

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 waives and releases 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 aforesaid has hereunto set his hand and seal this 13th day of February 1989

AND HOMESTEAD RIGHTS DO NOT APPLY THIS IS COMMERCIAL REAL ESTATE

John P. McCann (Seal) (Seal) (Seal)

THIS INSTRUMENT WAS PREPARED BY:
Raymond G. Wigell, Ltd.
19950 Governors Hwy., Suite 3C
Olympia Fields, IL 60461

State of Illinois Notary Public in and for said County, in County of Cook SS the state aforesaid, do hereby certify that JOHN P. McCann MARRIED TO ADRIENNE MCCANN

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 he 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

OFFICIAL SEAL
RAYMOND G. WIGELL
NOTARY PUBLIC
STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/6/92

Notary Public

AFTER recording return to:
Box 533 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St./Chicago, Ill. 60602
Attention: Land Trust Department

For information only insert street address of above described property

This space for affixing Riders and Revenue Stamps

89115661
Document Number

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10011001

15th St

Property of Cook County

* 039531
 * DEPT. OF REVENUE MAR1589
 * REAL ESTATE TRANSACTION TAX
 * CITY OF CHICAGO
 * 450.00

* 09353
 * DEPT. OF REVENUE MAR1589
 * REAL ESTATE TRANSACTION TAX
 * CITY OF CHICAGO
 * 900.00

* 050270
 * REVENUE STAMP MAR1899
 * REAL ESTATE TRANSACTION TAX
 * Cook County

COOK COUNTY IL 181095
 * 181095
 * DEPT. OF REVENUE MAR1589
 * REAL ESTATE TRANSFER TAX
 * STATE OF ILLINOIS

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