

UNOFFICIAL COPY

90148432

Cook County
REAL ESTATE TRANSACTION TAX
730.00

★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE APR 1980 ★
★ PB 11193 ★
862.50

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862.50

COOK COUNTY, ILLINOIS
CLERK OF RECORD

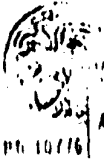
1980 APR -3 PM 3:00

90148432

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STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

MAIL TO: MARIE KRANE 3533 W. WACKER #3708 CHICAGO, IL 60606



APR 23 '90 DEPT OF REVENUE 460.00

90148432

13.00

1151523/RZ Fa 1

WARRANTY DEED IN TRUST

placed ad not since remarried

GRANTOR(S), SCOTT R. EMERSON of CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS,

for and in consideration of ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S) American National Bank and Trust Company of Chicago under Trust Agreement dated March 15, 1990 and known as Trust No. 110573-04

of 33 North LaSalle, Chicago in the County of Cook in the State of Illinois

the following

described real estate.

For Recorder's Use

LOT 2 IN J.W. HILLS SUBDIVISION OF LOT 11 AND 12 IN WALTER, PICE AND HUBER'S SUBDIVISION OF THE WEST HALF OF BLOCK 17 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No: 14-29-417-01B

Known As: 2522 N. SEMINARY, CHICAGO, ILLINOIS,

-not yet due and payable

SUBJECT TO: (1) Real estate taxes for the year 1989 and subsequent years; (2) covenants, conditions and restrictions of record which to the best knowledge of Seller are not violated by the current use of said premises or the construction of the improvements thereon and which would not be violated by use of said premises as a single-family dwelling, only those utility easements which are now underlie

Dated: 2/5/90

Scott R. Emerson

SCOTT R. EMERSON

existing improvements (except for those which are to be removed over) on said premises.

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 as to which 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, right ways or alleys and to vacate any subdivision or part thereof, and to redivide said property as often as desired in 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 in any part thereof, to lease said property, or any part thereof, from time to time, as possessor or reversioner, by lease 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 conditions 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 leasing 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 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, in 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, 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 hereunder; (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 accruing 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.

Prepared By: Lee D. Garr 50 Turner Ave. Elk Grove Village, Illinois 60007

BILL TO: American Nat'l Bank U/A 110573-04 2522 N. Seminary Chicago, Illinois

548-8776 V 1 0 6

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th and not since remarried

UNOFFICIAL COPY

Prepared by: Lee D. Barr
100 Turner Ave.
Elk Grove Village, Illinois 60007
Chicago, Illinois
MATT TAX BILL TO:
American Nat'l Bank, U/A 11575 of
2572 N. Ashland
Chicago, Illinois

Notarial Seal
Linda A. Sward, Notary Public
Upper Dickin Twp, Montgomery County
My Commission Expires Sept 28, 1992

State of Illinois
County of Cook
Frank O. Sward

25148432

The foregoing instrument was acknowledged before me this 5th day of February, 1990, by SEYMOUR, EMERSON and that the foregoing instrument was acknowledged and not later returned

90148432

and subsequent
to the best knowledge
of the Notary Public
no previous or
existing
improvements
are shown on said
lot (over) on said

of or recorded to use
THE 2ND DIVISION OF LOT 11 AND 12 IN WATER, PICE AND
NUMBER'S SUBDIVISION OF THE WEST HALF OF BLOCK 17 IN CONAL TRUST'S
1157
NORTH, RANGE 19

described and located
the following
to the County of Cook
in the State of Illinois
AT 11 North (East) of Chicago
American National Bank and Trust Company of Chicago under
Trust Agreement dated March 15, 1990 and known as Trust No. 110573-04
and to consideration of Ten Dollars (\$10.00)
and other good and valuable consideration to
hand paid, (CONVEYED) and mortgages to the
GRANTORS, SEYMOUR, EMERSON and Trust Company of Chicago under

GRANTORS, SEYMOUR, EMERSON and TRUST COMPANY OF CHICAGO, CITY OF
ILLINOIS,
WARRANTY DEED IN TRUST

90148432

MAIL TO: MARIE KEANE
353 W. WATERMAN
CHICAGO, IL 60606

13.00

7251523/BL FA ①

STATE OF ILLINOIS
NOTARY PUBLIC

UNOFFICIAL COPY

90148432

00-3-13-00

COOK COUNTY CLERK'S OFFICE

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
862.50
DEPT. OF REVENUE
APR 3 1980

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
862.50
DEPT. OF REVENUE
APR 3 1980

COOK COUNTY
REAL ESTATE TRANSACTION TAX
230.00

90148432

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