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COOK COUNTY, ILLINOIS

91402952



WARRANTY DEED IN TRUST

1991 AUG -8 PM 1:34

91402952

Form 91 R 7/80

The above space for recorder's use only

COOK COUNTY 016

9 0 4 5 5

THIS INDENTURE WITNESSETH, That the Grantor S

MARK LEVY and KAREN SUE LEVY, his wife,

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 and Warranty 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 27th day of June 19 91, known as Trust Number 1096382 the following described Real estate in the County of Cook and State of Illinois, to-wit:

LOT 77 IN CREEKSIDE UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1985 AS DOCUMENT 85161216 IN COOK COUNTY, ILLINOIS

13.00

Commonly known as 1304 Nichols Road, Arlington Heights, Illinois

PERMANENT TAX NUMBER: 03-06-112-024-0000

VOLUME NUMBER: 231

TO HAVE AND TO HOLD the said premises with the appurtenances to the trust 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, high ways or alleys and to vacate any subdivision of 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 and to lease, or any part thereof, to a successor or successors in trust and to grant to such successor or suc- cessors 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, by possession or reversion, by lease, by commission 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 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 premises 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, 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 if 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, 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 a note in the certificate of title of 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 S hereby expressly waive and release any and all rights or benefit under and by virtue of any and all statutes of the State of Illinois pro- viding for the exemption of homesteads from sale on execution or otherwise

In Witness Whereof, the grantor S, aforesaid has hereunto set their hand S and seal S this 1st day of August 19 91

MARK LEVY (Seal)

KAREN SUE LEVY (Seal)

THIS INSTRUMENT WAS PREPARED BY: ALLAN R. SPECTOR, ESQ. 450 Skokie Blvd., Suite 904 Northbrook, Illinois 60062

State of Illinois } Allan R. Spector, Notary Public in and for said County of Cook } the state aforesaid do hereby certify that MARK LEVY and KAREN SUE LEVY, his wife,

personally known to me to be the same person S whose name S 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. Given under my hand and notarial seal this 1st day of August 19 91

"OFFICIAL SEAL" ALLAN SPECTOR Notary Public, State of Illinois My Commission Expires 6-27-94

Allan R. Spector 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, use of street address on above described property

BOX 333

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REVENUE 1995 COOK COUNTY CLERK'S OFFICE REAL ESTATE TRANSACTION TAX 97.50

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73 08 7793

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