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WARRANTY DEED IN TRUST

1991 NOV 6 PM 12:01

COOK CO. CL. 016 022742

Form 91 R L/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, GAYLON SPRIMONT, a bachelor, and RICHARD W. PETERSON, a bachelor,

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, Convey and Warrant 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 June, 19 83, known as Trust Number 1083639 the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 15 (EXCEPT THE SOUTHWESTERLY 6 FEET TAKEN FOR WIDENING OF ALLEY CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED DATED MARCH 9, 1937 AND RECORDED APRIL 13, 1937 AS DOCUMENT 11979478) IN ARMSTRONG'S SUBDIVISION OF THE NORTH 3 ACRES OF BLOCK 39 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax No: 14-33-401-028

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE NOV-6-91

900.00

TO HAVE AND TO HOLD the said premises... and for the uses and purposes herein and in said trust agreement set forth.

All power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate public streets, highways or alleys and to create any subdivision or part thereof, and to execute and deliver as often as desired, to contract to sell or grant options to purchase, to sell on any terms, to convey with or without consideration, to receive said premises or any part thereof in a purchase or successive in trust and to grant to such purchase or successive in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, to give as otherwise considered said property, or any part thereof, to lease and property, or any part thereof, from time to time, on possession or otherwise, by lease to commence on proceeds as follows, and upon any terms and for any period or periods of time and according to the rate of any debt during the term of 100 years, and to convey 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 purchase the whole or any part of the premises and to contract to purchase the amount of present or future rentals, to partition or to exchange and 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 concerning any part of said premises or any part thereof, and to do all such things and every part thereof in all other ways and for such other considerations as it might be lawful for any person owning the same, to deal with the same, whether similar to or different from the ways also 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 or be in the obligation of any purchase money, rent, or money received or advanced or paid premiums, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the accuracy or expediency of any act of said trustee or be obliged or privileged to square 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, in 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, and 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 memorandum thereof and lending upon all hereafter thereunder, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and if of the conveyance or made to a purchaser or successive in trust, that such purchase or success in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trust created by this indenture.

The interest of each and every beneficiary hereunder and of all persons claiming under them, any of them shall be only in the earnings, profits and proceeds arising from the sale or other disposition of said real estate, and such interest, as aforesaid, shall be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate or any part thereof, but only an interest in the earnings, profits and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Register of Titles 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 "in trust", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S. hereby expressly waives and releases any and all right or title to her and by virtue of any and all statutes of the State of Illinois, providing for the redemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S. aforesaid have hereunto set their hands and seal this 10th day of June 19 83

GAYLON SPRIMONT (Seal) RICHARD W. PETERSON (Seal)

This instrument prepared by: Tom C. Whitmore, 1922 N. Dayton St., Chicago, IL 60614

John H. Flannigan, Notary Public in and for said County, in the State of Cook, do hereby certify that GAYLON SPRIMONT, a bachelor, and RICHARD W. PETERSON, a bachelor,

personally known to me to be the same person S. whose name S. are subscribed to the foregoing instrument, executed 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 material seal this 10th day of June 19 83

My commission expires: 4/17/93 John H. Flannigan Notary Public

TO 11461 73 19711 01

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX RECEIPT NO. 591 240.00

COOK COUNTY REAL ESTATE TRANSACTION TAX RECEIPT NO. 591 120.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX RECEIPT NO. 591 900.00

Form 91 After recording return to: Box 333 (Cook County only) CHICAGO TITLE AND TRUST COMPANY 111 WEST WASHINGTON ST. CHICAGO, ILL.

1942 N. Lincoln Ave., Chicago, IL For information only insert street address of property.

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UNOFFICIAL COPY

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LEGAL DESCRIPTION RIDER

Lot 15 (except the Southwesterly 6 feet taken for widening of alley conveyed to City of Chicago by quit claim deed dated March 9, 1937 and April 13, 1937 as Document 11979478) in Armstrong's Subdivision of the North 3 acres of Block 39 in Canal Trustees' Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 1942 N. Lincoln Avenue, Chicago, IL
60614

Permanent Tax Number: 14-33-401-028

Property of Cook County Clerk's Office

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