

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

91685039

Form NS-0-3000

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor FLORENCE SIEKIERSKI, a Spinster, and LORETTA MATUSZEWSKI, married to ARTHUR F. MATUSZEWSKI, and VIRGINIA WELKA, a widow, and IRENE WIECHOWSKI, a widow, 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 warrant unto the FIRST CHICAGO TRUST COMPANY OF ILLINOIS, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 5th day of December, 1991, known as Trust Number RV-01, the following described real estate in the County of Cook and State of Illinois, to-wit: Lot 27 in Block 35 in E. R. Smith's Subdivision in Sheffield's Addition to Chicago, being the West 1/2 of the South 1/2 of the Southeast 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 14-51-426-012

Property Address: 1635 N. Wolcott Avenue, Chicago, Illinois

Subject to real estate taxes for 1991 and subsequent years, covenants, easements, restrictions and building lines of record.

The Grantors hereby represent and warrant that the subject property was never the homestead property of ARTHUR F. MATUSZEWSKI.

PROPERTY RECORDING

\$13.50

T#5555 TRAN 5512 12/27/91 15:15:00

#4161 # E * - 91 - 625039

COOK COUNTY RECORDER

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 and alleys and to create any subdivision or part thereof, and to convey 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 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 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 purchase, to lease and option 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, in part cash 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 eventment 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 trustee conveys or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see in 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, 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 instrument, 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 trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries thereunder; (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 her 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, profits and proceeds arising from the sale or disposition of said real estate, and such interest is hereby declared to be personal property, as a 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, profits and proceeds of the real 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.

And the said grantor S 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 S aforesaid has VE hereunto set their hand S and seal S this 13th day of December, 1991.

Florence Siekierski (Seal)
FLORENCE SIEKIERSKI
Virginia Welka (Seal)
VIRGINIA WELKA

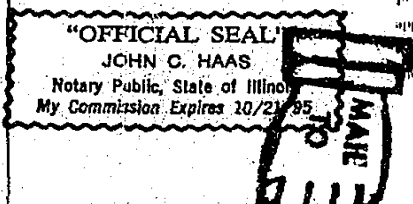
Loretta Matuszewski (Seal)
LORETTA MATUSZEWSKI
Irene Wiechowski (Seal)
IRENE WIECHOWSKI
Irene

State of Illinois
County of Cook

I, John C. Haas a Notary Public in and for said County, in the State aforesaid, do hereby certify that FLORENCE SIEKIERSKI, a Spinster, and LORETTA MATUSZEWSKI, married to ARTHUR F. MATUSZEWSKI, and VIRGINIA WELKA, a widow, and IRENE WIECHOWSKI, a widow, known to me to be the same persons S whose names S are 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.

Witness under my hand and notarial seal this 13th day of December, 1991.



John C. Haas
Notary Public

This instrument prepared by John C. Haas, Attorney at Law, 115 S. Emerson St., Mount Prospect, Illinois 60056
FIRST CHICAGO TRUST COMPANY OF ILLINOIS
SIMON EOELSTEIN

1635 N. Wolcott Ave.
Chicago, Illinois 60622

For information only insert street address of above described property.

mail to: 939 W GRACE CHICAGO IL 60613

This space for affixing Riders and Revenue Stamp

91685039

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

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REAL ESTATE TAX
REG-01
REVENUE STAMP
952927

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STATE OF ILLINOIS
REG-01
REAL ESTATE TAX
DEPARTMENT OF REVENUE

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CITY OF CHICAGO
REG-01
780.00
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REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
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