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WARRANTY DEED IN TRUST

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Form 91 R 1/780

The above space for recorder's use only

13.00

COOK CO. NOV. 018 191651



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE FEB 25 91 19.00

REAL ESTATE TRANSACTION TAX DEPT OF REVENUE FEB 25 91 09.50

REAL ESTATE TRANSACTION TAX DEPT OF REVENUE FEB 25 91 142.50

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT OF REVENUE FEB 25 91 142.50

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT OF REVENUE FEB 25 91 142.50

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D-075-88-27

THIS INDENTURE WITNESSETH, That the Grantor RICHARD BALIN, d/b/a G & R INVESTMENTS

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 STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, whose address is 2400 W. 95th St., Evergreen Park IL 60642 as Trustee under the provisions of a trust agreement dated the 31st day of January 19 91, known as Trust Number 12501 the following described Real estate in the County of and State of Illinois, to-wit:

LOTS 71 AND 72 IN PEARCE AND REYNOLD'S PLAT OF RESUBDIVISION OF BLOCK 6 IN TAYLOR AND KREIGH'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to general taxes for 1989, 1990 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; visible public and private roads and highways easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; property wall rights and agreements; existing leases or tenancies, if any.

PERMANENT TAX NUMBER: 20-04-121-007 and 008

TO HAVE AND TO HOLD the said premises with the appurtenances... Full power and authority is hereby granted to said trustee to mortgage, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways and to vacate any subdivision of part thereof, and to resubdivide said property as often as deemed in his 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 dedicate, to mortgage, to pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in whole or in part, to lease to commence in the present or future, 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 hereof 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 in 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 of charges of any kind, to release, convey or assign any rights, title or interest in or about or appurtenant to said premises or any part thereof, 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 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 terms, 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, lease, mortgage or other instrument and that 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 us, 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 creditors 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 issue 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, releases and assigns all 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, Richard Balin, do hereby certify that, his hand and seal, this 15th day of January, 1991.

G & R INVESTMENTS

By: Richard Balin (Seal) RICHARD BALIN (Seal)

THIS INSTRUMENT WAS PREPARED BY: MOB FORMAN 105 W. Madison, Chicago, IL 60602

State of ILLINOIS undersigned a Notary Public in and for said County, in County of COOK ss the state aforesaid, do hereby certify that, RICHARD BALIN, d/b/a G & R INVESTMENTS,

OFFICIAL SEAL HOWARD HOFFMAN NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 1/25/93

known to me to be the same person, whose name is subscribed to this instrument, appeared before me this day in person and acknowledged that he executed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, and the release and waiver of the right of homestead. Given under my hand and notarial seal this 15th day of January, 1991.

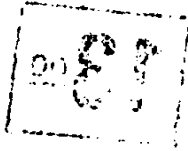
MAIL TO: STANDARD BANK & TRUST CO. 2400 W. 95th Street Evergreen Park, IL 60642

4149-51 S. Wallace, Chicago, IL 60609

JAMES E GORMAN 11134 S. WESTERN AVE, CHICAGO IL 60643

BOX 333

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