

# UNOFFICIAL COPY

WARRANTY DEED

1991 FEB 25 PM 3:03

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The Grantors, Myron Kovalevych, a married man and Carol Kovalevych, his wife, 946 West Hubbard, Chicago, IL 60622, County of Cook, for and in consideration of TEN DOLLARS (\$10.00) in hand paid and other good and valuable consideration, convey and warrant to American National Bank, as trustee under land trust agreement dated February 11, 1991 and known as trust number 11341203, of Chicago, Illinois, the following described real estate, in the County of Cook and the State of Illinois, to wit:

LOT 37 (EXCEPT THE NORTH 6 FEET THEREOF TAKEN FOR ALLEY) IN BLOCK 2 IN COCHRAN'S SUBDIVISION OF BLOCK 5 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

subject to covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; tenancies; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; and general taxes for the year 1990 and subsequent years;

TO HAVE AND TO HOLD the real estate with its appurtenances upon the terms and for the uses and purposes herein and in the trust agreement as forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant to such person or successors in trust all of the title, estate, powers and authorities vested in the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, for any time to time, in possession or reversion, by lease to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the vault and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, vault and proceeds thereof as foretold.

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 oruplicate 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.

I, Lauren S. Rosenthal, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Myron Kovalevych and Carol Kovalevych, personally known to me to be the same persons whose names 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.

Given under my hand and seal this 25th day of February, 1991.  
Commission Expires:

OFFICIAL SEAL  
LAUREN S. ROSENTHAL  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. FEB. 23, 1992

This instrument was prepared by Lauren S. Rosenthal, 120 S. Riverside Plaza, Suite 1150, Chicago, IL 60606.

MAIL TO: American National Bank  
Name:  
Address: 33 N. LaSalle  
Chicago IL 60602

SEND SUBSEQUENT TAX BILLS TO:  
Name: Carl Dreyer  
Address: 8115 Edgewater  
North Riverside IL  
60546

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
140.00

7886708  
1445680  
0525741  
8019882

91084323

BOX 333

# UNOFFICIAL COPY

PROPERTY TAX

00 91  
40

045632

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP FEB 22 '91  
p.n. 11426



70.00

★ 009006 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF ★  
★ REVENUE FEB 22 '91 ★  
★ PB. 11187 ★



525.00

★ 009007 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF ★  
★ REVENUE FEB 22 '91 ★  
★ PB. 11187 ★



525.00

91094323

60546

Address: 8115 E. Ryerly  
North Riverside IL  
Name: Carl Dreyer  
SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: American National Bank  
Name: 33 N. LaSalle  
Chicago IL 60602  
Address: 33 N. LaSalle  
Chicago IL 60602

This instrument was prepared by Lauren S. Rosenthal, 120 S. Riverside Plaza, Notary Public

Official Seal  
LAUREN S. ROSENTHAL  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. FEB. 23, 1992

Given under my hand and seal this 13th day of February, 1991. Commission Expires:

I, Lauren S. Rosenthal, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that Myron Kovalyevch and Carol Kovalyevch, personally known to me to be the same persons whose names 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.

STATE OF ILLINOIS )  
COUNTY OF COOK )

Myron Kovalyevch, a married man  
Carol Kovalyevch, his wife

Dated this 13th day of February, 1991

Address of Real Estate: 2042 West Huron, Chicago, IL 60622

Permanent Real Estate Index Number: 17-07-108-031-0000

and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD SAID PREMISES FOREVER.

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
140.00

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The grantors, Myron Kovalyevch, a married man and Carol Kovalyevch his wife, 946 West Hubbard, Chicago, IL 60622, County of Cook, State of Illinois, do hereby certify that the foregoing instrument was signed, sealed and delivered by them as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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1991 FEB 23 10 00 AM

NOTARY PUBLIC

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# UNOFFICIAL COPY

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\* 009007 \*  
\* DEPT. OF \*  
\* REVENUE FEB 22-91 \*  
\* PA. 1187 \*  
\* 525.00 \*  
\* REAL ESTATE TRANSACTION TAX \*  
\* CITY OF CHICAGO \*



\* 009008 \*  
\* DEPT. OF \*  
\* REVENUE FEB 22-91 \*  
\* PA. 1187 \*  
\* 525.00 \*  
\* REAL ESTATE TRANSACTION TAX \*  
\* CITY OF CHICAGO \*



045632  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP FEB 22-91  
Cook County  
70.00



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