

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

1997 APR 10 PM 3:09

91162332

01318-10 CF R10 BFC Forms

The above space for recorder's use only

COOK COUNTY CLERK



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR 10 1997 11 99.00

THIS INDENTURE WITNESSETH, That the Grantor HOWARD J. WONG, widowed and not since remarried
2552 North Halsted
of the County of Cook and State of Illinois for and in consideration of Ten Dollars Dollars, and other good and valuable considerations in hand paid, Convey S and Warrant S unto the WESTERN SPRINGS NATIONAL BANK AND TRUST, a national banking association, whose address is 4456 Wolf Road, Western Springs, Illinois 60558, as Trustee under the provisions of a trust agreement dated the first day of January 1991, known as Trust Number 3295 the following described Real estate in the County of Cook and State of Illinois, to wit:

LOT 3 AND THE SOUTH 6 INCHES OF LOT 2 IN BLOCK 1 IN LILL AND DIVERSEY SUBDIVISION OF BLOCK 15 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR 10 '97
592.50

PERMANENT TAX NUMBER: 14-29-410-066-0000 VOLUME NUMBER: 490
STREET ADDRESS: 2552 North Halsted

TO HAVE AND TO HOLD the said premises with the appurtenances up in 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, maintain, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 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 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 renew leases and options 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, 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 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 trusts, conditions and limitations 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 (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, 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 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 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 Howard J. Wong hereunto set his hand and seal this 11th day of January 19 91

(Seal) Howard J. Wong (Seal)
(Seal) _____ (Seal)

State of Illinois ss. I, Seymour Ogden a Notary Public in and for said County, in the County of Cook the state aforesaid, do hereby certify that Howard J. Wong, widowed & not since remarried

Subscribed to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. My Commission Expires 12/93 Notary Public, State of Illinois
Seymour Ogden
Notary Public

047042
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
APR 10 1997
99.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE APR 10 '97
900.00

13⁰¹

BOX 333

After recording return to:
WESTERN SPRINGS NATIONAL BANK AND TRUST
Land Trust Department
4456 Wolf Road
Western Springs, IL 60558

THIS INSTRUMENT WAS PREPARED BY:
SEYMOUR OGDEN
134 N. LA SALLE
CHICAGO, IL 60602

17 JANUARY 25 1997 91-1-68864

91162332

UNOFFICIAL COPY

Property of Cook County Clerk's Office

13 00

ALL SEALS
must be used
to seal this
envelope.

BOX 333

ATTEST