

# UNOFFICIAL COPY

91211325



WARRANTY DEED IN TRUST

Form 91 R 7/80

The above space for recorder's use only

First American Title Order # C 40109 75 3 12

THIS INDENTURE WITNESSETH, That the Grantor **Jerry E. Campbell, married to Diane L. Campbell,**

of the County of \_\_\_\_\_ and State of **Massachusetts** for and in consideration of **TEN** and no \_\_\_\_\_ **00/100** Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants 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 **30th** day of **January** **1978**, known as Trust Number **1071524** the following described Real estate in the County of **Cook** and State of **Illinois**, to-wit:

DEPT-D1 RECORDING \$13.00  
 T31111 TRAM 3956 05/06/91 10:58:00  
 1990 + A \* - 91 - 21 1325  
 COOK COUNTY RECORDER

SEE ATTACHED

PERMANENT TAX NUMBER: **14-33-205-061** VOLUME NUMBER: **494**

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 of any part thereof, to dedicate parks, streets, high ways of access and to vacate any subdivision of part thereof, and to do all things which said trustee as often as desired, in contract to sell to grant options to purchase, to sell on 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 successors in trust all of the title estate powers and authorities vested in and to be exercised by said trustee to donate, to dedicate, to mortgage, pledge or otherwise encumber said premises or any part thereof, to lease said premises, or any part thereof, from time to time, in possession or reversion, his heirs, assigns, executors, administrators, and assigns, any terms, for any period or periods of time, not exceeding in the case of any single lease the term of 100 years, and to renew or extend leases upon any terms, and for any periods of time and to amend, change or modify leases and the terms and provisions thereof at any and all times hereafter, to contract to lease, to make leases and to grant options, lease and options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of doing the amount of present or future rentals, to partition or to exchange said premises, or any part thereof, for other real or personal property, to grant easements, charges, liens and 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 do at all times, 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 any part thereof, 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, and 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 no advance 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 amendment thereto and binding upon any beneficiary thereunder, so that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument and that 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 any his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them in any of the trust shall be only in the earnings, assets 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, assets and proceeds thereof, as provided.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed to register or note on the certificate of title of 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, surrenders 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 aforesaid has hereunto set his hand and seal this **30th** day of **April** **1991**

(Seal) *Jerry E. Campbell* (Seal)  
**Jerry E. Campbell** (Seal)

THIS INSTRUMENT WAS PREPARED BY  
**Kurt M. Penn**  
**936 W. Margate Terrace**  
**Chicago, IL 60640**

State of **Illinois** )  
 County of **Cook** ) ss **Kurt M. Penn** a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Jerry E. Campbell** married to **Diane L. Campbell**

" OFFICIAL SEAL "  
**KURT M. PENN**  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 2/16/93

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day of **April** **1991** and acknowledged that he 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 given under its hand and official seal this **30th** day of **April** **1991**

*Kurt M. Penn*  
 Notary Public

After recording return to  
 Box 533 (Cook County only)  
 CHICAGO TITLE AND TRUST COMPANY  
 111 West Washington St./Chicago, Ill 60602  
 Attention: Land Trust Department

**354 W. DICKENS**  
**CHICAGO, ILL.**  
 For information only, street address of about described property

bars space for affixing index

Instrument Number

91211325

Handwritten signature

# UNOFFICIAL COPY

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## EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY LOCATED AT:  
354 W. Dickens, Chicago, Illinois

THAT PART OF LOTS 32 AND 33 (TAKEN AS ONE TRACT) DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF LOT 32 AFORESAID; THENCE  
NORTH ALONG THE WEST LINE OF LOT 32 AFORESAID 49.46 FEET; THENCE  
WEST AT RIGHT ANGLES THERETO FOR A DISTANCE OF 1.0 FEET; THENCE  
NORTH AT RIGHT ANGLES THERETO FOR A DISTANCE OF 9.45 FEET; THENCE  
EAST AT RIGHT ANGLES THERETO 25.06 FEET TO THE EAST LINE OF LOT 32  
AFORESAID; THENCE SOUTH ALONG SAID EAST LINE 59.10 FEET TO THE  
SOUTH EAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH  
LINE OF LOT 32 AFORESAID 24.06 FEET TO THE POINT OF BEGINNING; ALL IN  
SAMUEL B. CHASE'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES'  
SUBDIVISION OF THE NORTH 1/2 AND NORTH 1/2 OF THE SOUTH EAST 1/4  
AND THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 40  
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

PERMANENT TAX NUMBER 14-33-205-061

9121333

CITY OF CHICAGO  
CLERK'S OFFICE  
RECEIVED  
MAY 10 1917  
\$2812.50  
EM 107