



WARRANTY DEED IN TRUST

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Form 91 R 7/80

1991 JUN 25 PM 1:59

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THIS INDENTURE WITNESSETH, That the Grantor, GREAT AMERICAN REAL ESTATE & INVESTMENT, INC., an Illinois corporation,

of the County of Cook and State of Illinois for and in consideration of TEN and No/100ths (\$10.00) 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 day of June, 1991, known as Trust Number 10-94928 the following described Real estate in the County of Cook and State of Illinois, to-wit:

Lot 136 in Downing's Subdivision (except part taken for street) of Lots 7 to 14, inclusive, in J.H. Kedzie's Subdivision of part of the East Half of the Southwest Quarter of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as 1639 S. Hamlin, Chicago, IL 60623

PERMANENT TAX NUMBER: 16-23-304-013 VOLUME NUMBER: 570

TO HAVE AND TO HOLD the said premises with the covenants 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 publish said premises or any part thereof, to dedicate parks, streets, highways and alleys and to vacate any subdivision or part thereof, and to republish 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 of said trustee, to donate, 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 the 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 or 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 premises and to contract respecting the manner of raising 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 concerning 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 proceeds of 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 reality 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 contained in this indenture and in said trust agreement or in any 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 the trustee or 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, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 11th day of June, 1991.

EXPRESS CORPORATE SEAL HERE

GREAT AMERICAN REAL ESTATE & INVESTMENT, INC.

By: Albert Balin, President and Mattie Spearman, Secretary

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Gilbert Balin personally known to me to be the President of the GREAT AMERICAN REAL ESTATE & INVESTMENT, INC., an Illinois corporation, and Mattie Spearman, personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

EXPRESS NOTARIAL SEAL HERE

Given under my hand and official seal, this 11th day of June 1991

Notary Public Seal: RICHARD H. BALIN, NOTARY PUBLIC STATE OF ILLINOIS, MY COMMISSION EXP. JULY 30, 1991

This instrument prepared by and

MAIL TO: OSVALDO A. HERNANDEZ, 4144 W. NORTH AVE, Chicago, IL 60639

Address of Property: 1639 S. Hamlin, Chicago, IL 60623

BOX 333 - TH

13.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE JUN 25 1991

COOK COUNTY 016

018607



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE JUN 25 1991

REVENUE STAMP JUN 25 1991



05.00

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