

UNOFFICIAL COPY

THIS INDENTURE WITNESSETH, that the Grantor IRVIN M. JOHNSON, divorced and not since remarried of the County of Cook and State of Illinois for and in consideration of TEN & no/100 Dollars, and other good and valuable considerations in hand paid, Conveys and warrants unto the MARQUETTE NATIONAL BANK, a National Banking Association of 6316 S. Western Ave., Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 18th day of May 1992, known as Trust Number 12743, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1971 in Frederick W. Bartlett's Greater Chicago Subdivision Number 5 being a subdivision of that part lying West of the right of way of the Illinois Central Railroad Company of the East 3/4 of the South 1/2 of the North 1/2 and the Northwest 1/4 of the South East 1/4 of Section 15, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois

Commonly known as: 10606 S. Forest, Chicago, IL
P.I.N. 25-25-27-018

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 or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell in any terms, to convey either with or without subdivision, 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, to pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, or in possession or reversion, by leases to commence to terminate or future, and upon any terms and for any period, or periods of time not exceeding in any one or 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 hereof, 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 claim of appurtenance 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 or relation of 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 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 incur any of the necessity or expediency of any act of said trustee, or be obliged or privileged to enquire 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 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 trust, conditions and limitations contained in this indenture, and in said trust agreement, or in some amendment thereto and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver such deed, trust deed, mortgage or other instrument, and that the conveyance is made to a successor or successor 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 or trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them, any of them 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, real or equitable, in or to said real estate, as such, but only an interest in the earnings, assets and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered in the Registrar of Title, it 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 of judgments.

In Witness Whereof, the grantor aforesaid has hereunto set hand and seal

this 11th day of June 1992

Irvin M. Johnson (Seal) Debra L. Fickett (Seal)

IRVIN M. JOHNSON

(Seal) (Seal)

Prepared By: K. D. SLOMKA, 4239 W. 63rd Street, Chicago, IL

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that IRVIN M. JOHNSON, divorced & not since remarried

personally known to me to be the same person whose name is subscribed to the foregoing

instrument, appeared before me this day in person and acknowledged that he

and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth,

including the release and the waiver of the right of homestead.

Given under my hand and notarial seal this 11th day of June 1992

Debra L. Fickett
Notary Public, State of Illinois
My Commission Expires 9/8/92

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

FOR RECORDERS USE ONLY

2700
2530

DELIVERY INSTRUCTIONS

MARQUETTE NATIONAL BANK
6316 South Western Avenue
CHICAGO, ILLINOIS 60636

OR
BOX 300

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE JUN 22 1992
67.00

Cook County
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUN 22 1992
33.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUN 22 1992
502.50

52448712

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977657

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COOK COUNTY CLERK'S OFFICE
500 N. LAKE ST.
CHICAGO, IL 60610

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