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WARRANTY DEED IN TRUST

Prepared By: Paul R. Diamond, Esq.
Hullab & Coff
55 E. Monroe, 5-4100
Chicago, Illinois 60603

The above space for recorder's use only

Form 10 10

THIS INDENTURE WITNESSETH, That the Grantor JacQlin Seminary, Ltd., an Illinois general partnership

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrants unto ALBANY BANK AND TRUST COMPANY N. A., a national banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the 30th day of October 19 92, known as Trust Number 11-4910, the following described real estate in the County of Cook and State of Illinois, to-wit:

DEPT-02 RECORDING \$23.00
T#1111 TRAN DB95 11/20/92 16:00:00
#0781 # *92-876078
COOK COUNTY RECORDER

LOT 20 (EXCEPT THE NORTH 7 1/2 FEET CONVEYED TO CITY OF CHICAGO FOR STREET PURPOSES AND EXCEPT THE SOUTH 83 FEET) IN WETZLER, PICK AND HURCH'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 17 IN 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.

P.I.N.: 14-29-417-053

SUBJECT ONLY TO THE FOLLOWING EXCEPTIONS, IF ANY: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS; ROADS AND HIGHWAYS; PARTY WALL RIGHTS AND AGREEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS;

GENERAL REAL ESTATE TAXES FOR THE YEAR 1992 AND SUBSEQUENT YEARS.

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, mortgage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to locate 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, power and authorities vested in said trustee, to donate, to dedicate, to mortgage, to charge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in perpetuity or for term, by lease 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 lease the term of 99 years, and to renew or extend leases upon any terms and for any period 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 doing the same or 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 appurtenances 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 to come.

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 money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of a deed, lease or mortgage 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 be held liable on 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 some amendment thereof and binding upon all beneficiaries hereunder, (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 in 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 in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or on their behalf shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is to be declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate, in whole or in part, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands in 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 defeasance", 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 its 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 JacQlin Seminary, Ltd. hereunto set its hand and seal this 10 day of November 19 92

By: Theodore L. Koenig (Seal) _____ (Seal)
By: Joel D. Simmons (Seal) _____ (Seal)

State of Illinois : the undersigned a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that Theodore L. Koenig and Joel D. Simmons

OFFICIAL SEAL
Kathy L. Martinez
Notary Public, State of Illinois
My Commission Expires 8/7/94

personally known to me to be the same person as whose name is 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 use and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 10 day of NOVEMBER 19 92.

Kathy L. Martinez
Notary Public



ALBANY BANK AND TRUST COMPANY N.A.
BOX 35

2508-10 N. Seminary, Chicago, Illinois
For information only insert street address of above described property.

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Property of Cook County Clerk's Office

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