

**UNOFFICIAL COPY**  
**Southwest Financial Bank and Trust Company**

92926773

**WARRANTY DEED IN TRUST**

This Indenture Witnesseth, That the Grantors

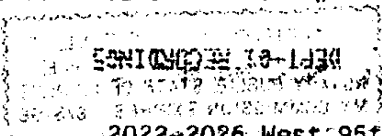
ARTHUR E. ALTON, DDS and NAOMI B. ALTON

of the County of COOK and the State of ILLINOIS for and in consideration of TEN (\$ 10.00) and no/100 Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto Southwest Financial Bank and Trust Company, an Illinois banking corporation its successor or successors as Trustee under the provisions of a trust agreement dated the 25th day of November, 1992 known as Trust Number 1-0623, the following described real estate in the County of COOK and State of Illinois, to-wit:

*Lot 19 & 20 of the part of said lots 19 and 20 lying south of a line 54 feet north of and parallel with the south line of section 6 hereinafter referred to) in block 38 in Rountree's Addition to Beverly Hills being a subdivision of that part of blocks 30, 33 and 38 of Hilliard and Dobbin's subdivision of that part of section 6, township 37 north, range 14 east of the third principal meridian, lying west of the Pittsburg, Cincinnati, and St. Louis Railroad (except the west 1/2 of the north 1/4 and the west 1/2 of the southwest 1/4 of said section) in Cook County, Illinois.*

Exempt under provision of Paragraph E, Section 4, Real Estate Transfer Tax Act.  
Date 11/19/92  
Buyer/Seller Representative Peterson M. Axel

COOK COUNTY RECORDER  
#2360 # 42-926773  
TRAN 5031 12/09/92 12:30:00



Property Address: 2022-2026 West 95th Street; Chicago, IL 60643  
Permanent Real Estate Index No. 25-06-323-027-0000; Vol. 451

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To have and to hold the said premises with the appurtenances, upon the trusts and for 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 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 in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 contained 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 their 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 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 salute in such cases made and provided.

And the said grantor S hereby expressly waive and release 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.

*25th*

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In Witness Whereof, the grantor S aforesaid ha VE hereunto set their hands and seal S this  
day of November, 1992

(SEAL) Arthur E. Alton

Naomi B. Alton (SEAL)

State of ILLINOIS  
County of COOK

S.S.

I, THE UNDERSIGNED a Notary Public

in and for said County, in the State aforesaid, do hereby certify that

ARTHUR E. ALTON AND NAOMI B. ALTON

personally known to me to be the same person S  
whose name S ARE subscribed to the foregoing instrument,  
appeared before me this day in person and acknowledges that THEY signed, sealed  
and delivered the said instrument as THEIR free and voluntary act,  
for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand seal this day of A.D. 19

Patricia M. Lake

Notary Public



After Recording Mail to: Southwest Financial Bank and Trust Company  
9901 South Western Avenue  
Chicago, IL 60643  
(312) 779-6000

Prepared By: Attorney Patricia Spaulding Moore  
2731A South Michigan Avenue  
Chicago, IL 60616  
(312) 332-3120

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Attach to deed or bill to be recorded in Cook County, Illinois, is exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

OFFICIAL SEAL  
PATRICIA M. LAKE  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 6/3/96

Subscribed and sworn to before me by the said JANET ROBERTS this 28th day of Nov, 1992.  
Patricia M. Lake  
Notary Public

Dated 11/28, 1992 Signature: Janet Roberts  
Grantee or Agent

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

OFFICIAL SEAL  
PATRICIA M. LAKE  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 6/3/96

Subscribed and sworn to before me by the said Joseph D. Hazzler this 28th day of Nov, 1992.  
Patricia M. Lake  
Notary Public

Dated 11/28, 1992 Signature: Joseph D. Hazzler  
Grantor or Agent

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

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