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COOK
CO. NO. 018

202127

WARRANTY DEED IN TRUST

1992 JAN 17 10 04

92190380



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
70.00

057137

REAL ESTATE TRANSACTION TAX
35.00

016593

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
525.00

92190380



735369 ea 148893
DIB 67
CIB
1991

THIS INDENTURE WITNESSETH, That the Grantor **CHARLES ELLIS and VIVIAN ELLIS, his wife, and OLIVETTE H. ROBINSON, divorced and not since remarried,** 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 Warranty 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 **December** 1991, known as Trust Number **1097048** the following described Real estate in the County of **Cook** and State of **Illinois,** to-wit:

The West 52 feet of Lot 39 (except the West 17 feet) in Division 4 of South Shore Subdivision of Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: General real estate taxes for the year 1991 and subsequent years.

Property Address: 2422-24 East 75th Street, Chicago, Illinois 60649

PERMANENT TAX NUMBER: 21-30-115-037

VOLUME NUMBER: 274

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, high ways 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 premises, or any part thereof, to lease said property, or any part thereof, from time to time, to a person or persons, 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 a 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 premises and to contract respecting the manner of living 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 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 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, for 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, 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 other instrument thereof and binding upon all beneficiaries thereunder, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument and that 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 it, his or their predecessor in trust.

The interests 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 hold 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 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.

In Witness Whereof, the grantor, aforesaid has hereunto set their hand, this 17th day of JANUARY, 1992

Charles Ellis (Seal)
Charles Ellis
Vivian Ellis (Seal)
Vivian Ellis
Olivette H. Robinson (Seal)
Olivette H. Robinson

THIS INSTRUMENT WAS PREPARED BY:
Atty. Keith E. Davis
5401 South Wentworth Ave.
Chicago, IL 60609

State of ILLINOIS }
County of COOK } ss. The undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that CHARLES ELLIS and VIVIAN ELLIS, his wife, and OLIVETTE H. ROBINSON, divorced and not since remarried,

personally known to me to be the same persons whose names are subscribed to 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 uses and purposes therein set forth including the release and waiver of the right of homestead.

Gave under my hand and notarial seal this 17th day of January, 1992

"OFFICIAL SEAL"
Cheryl Ann Nutley
Notary Public
Cook County, Illinois
My Commission Expires 9/10/95

Notary Public
2422-24 East 75th Street
Chicago, IL 60649

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

This information only invert street address of above described property.

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Property of Cook County Clerk's Office

