

WARRANTY DEED IN TRUST

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93610691

This instrument was prepared by:

MARK V. TILLMAN

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH, That the Grantor HELEN M. JOINSON

of the County of Cook and State of Illinois for and in consideration of TEN and 00/100ths dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the BEVERLY TRUST COMPANY, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the 30th day of July, 19 93, known as Trust Number B-9390, the following described real estate in the County of Cook and State of Illinois, to-wit:

The West 40 feet of the East 424 feet of the North 125 foot of Block 11 in Stony Island Heights, a Subdivision in the Southwest 1/4 of Section 1, Township 37 North, Range 14 East of the Third Principal Meridian.

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Permanent Tax Number: 25-01-300-025

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 erect any parkways, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-establish said property as hereinafter provided, by contract as well, 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 for any reason or succession 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 lease 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 lease to commence on any date in the 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 199 years, and to renew or extend leases upon any terms and on 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, hereafter, to contract respecting the manner of listing the amount of present or future rentals, to purchase 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, about or 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, what or 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 any purchase or any part thereof shall be conveyed, assigned, sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money by him or her 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 premises, shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, that at the time of the delivery thereof the trust created by the instrument and by said trust agreement was in full force and effect, and that such conveyance or other instrument was executed as aforesaid with the usual, ordinary and limitations contained in this indenture and in said trust agreement or in some amendment 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, lease, mortgage or other instrument and that 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 trust or their predecessors in trust.

The interests of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only such earnings, dividends and proceeds as may be derived from the sale or other disposition of said real estate, and such interests shall be declared to the person or persons, and no beneficiaries hereunder, shall have any title or interest in the real estate, but only an interest in the earnings, dividends 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 the same 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 terms of such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefits under and the fruits 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 hereunto has set her hand and seal this 30th day of July, 1993.

(Seal) HELEN M. JOINSON (Seal)

State of Illinois, I, Mark V. Tillman, a Notary Public in and for said County, in County of Cook, do hereby certify that Helen M. JOINSON is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL MARK V. TILLMAN NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 10/18/94

by hand and notarial seal this 30th day of July, 1993

Return to: Hyatt Legal Services/ MVT 9719 S. Western Ave. Chicago, IL 60643

Beverly Trust Company TRUST AND INVESTMENT SERVICES 10312 S. Cicero Ave. • Oak Lawn, IL 60453

For information only insert street address of above described property.

169019-26-# 40004
EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT
SEC. 4, PARAGRAPH E, IN COOK COUNTY, ILL.
95104, PARAGRAPH E.
DATE 7/30/93 AGENT

Document Number 93610691

Handwritten initials and numbers

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STATEMENT BY GRANTOR AND GRANTEE

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.

Dated 7/22, 1993 Signature Mark V. Tillman

Grantor or Agent
MARK V. TILLMAN, Agent

Subscribed and sworn to before me this 22nd day of July, 1993

" OFFICIAL SEAL "
JADA M. REHFELD
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/28/96

Jada M. Rehfeld
Notary Public

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.

Dated 7/22, 1993 Signature Mark V. Tillman

Grantee or Agent
MARK V. TILLMAN, Agent

Subscribed and sworn to before me this 22nd day of July, 1993. 93610691

" OFFICIAL SEAL "
JADA M. REHFELD
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/28/96

Jada M. Rehfeld
Notary Public

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 the subsequent offenses.

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