

WARRANTY DEED IN TRUST

UNOFFICIAL COPY

This instrument was prepared by:

Rosemary Mazur
4350 Lincoln Highway
Matteson, Illinois 60443

93809521

(The above space for Recorder's use only)

THIS INDENTURE WITNESSETH. That the Grantor
Fenton Hoffman and Eleanor Hoffman, his wife

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, 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 September, 1993, known as Trust Number
74-2251, the following described real estate in the County of Cook
and State of Illinois, to-wit:

LEGAL DESCRIPTION

Unit No. 215 as delineated on the Survey of the following described Parcel
of Real Estate: Lot 1 in Resubdivision of Lots 1 to 8, both inclusive,
of Subdivision of South 300 feet of Lot 1, in Block 2 in Wells and Nelegara
Subdivision of the North 17 1/2 acres West of Illinois Central Railroad
Company of the North East 1/4 of Section 12, Township 35 North, Range 13,
East of the Third Principal Meridian, in Cook County, Illinois, which Survey
is attached as Exhibit "A" to the declaration of condominium ownership
made by American National Bank of Chicago, as Trustee under Trust Agreement
dated January 10, 1972 and known as Trust Number 76407 recorded in the
Office of the Recorder of Deeds of Cook County, Illinois as Document 22628042
and amended by Document 22639249; together with an undivided 2.218 per
cent interest in said parcel (excepting from the parcel all the property
and space comprising all of the units thereof as defined and set forth
in said declaration and Survey), in Cook County, Illinois.

Permanent Tax Number: 31-12-202-035

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, 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, to lease, to 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 practice in the future, and upon any terms and for any period or periods of time, not exceeding in the case of
any single demise the term of 199 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 might 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 mort-
gaged 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 agree-
ment, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusively 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 trustee 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 any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or issue 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, Fenton Hoffman and Eleanor Hoffman, do hereby certify that they
and seal, this 30th day of September, 1993

Fenton Hoffman (Seal) Eleanor Hoffman (Seal)
Fenton Hoffman (Seal) Eleanor Hoffman (Seal)

State of Illinois ss. Rosemary Mazur a Notary Public in and for said County, in
County of Will ss. the state aforesaid, do hereby certify that
Fenton Hoffman and Eleanor Hoffman, his wife

personally known to me to be the same person, whose name are 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
uses and purposes therein set forth, including the release and waiver of the right of homestead.



Give under my hand and notarial seal this 30th day of September, 1993

Rosemary Mazur (Signature)
Notary Public

MAIL THIS DOCUMENT TO:
Beverly Trust Company - Box 90
TRUST AND INVESTMENT SERVICES
4350 Lincoln Hwy. • Matteson, IL 60443

Tax Bills to: Mr. & Mrs. Fenton Hoffman
1139 Leavitt Unit 215 Flossmoor, IL 60422
For information only insert street address of
above described property.

Exempt under provisions of Paragraph "E", Section
4 R.F. Transfer Tax Act
Date 10-1-93
Buyer-Seller or Representative

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS
REG. TAXABLE CORPORATION

Document Number 12560826

UNOFFICIAL COPY

Property of Cook County Clerk's Office
93809521
COOK COUNTY
RECORDER
JESSE WHITE
BRIDGETT'S OFFICE
10/16/93

0001	
RECORD IN #	25.00
93809521 #	
SUBTOTAL	25.00
CHECK	25.00

1 PURC CTR
0008 MCH 10:45

UNOFFICIAL COPY

93809521

EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 10-1, 1993

Pat R. [Signature]
GRANTOR/OR AGENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Subscribed and sworn to before me this 1st day of October, 1993.

My commission expires: " OFFICIAL SEAL "
 CAROL L. SEE
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 4/12/95

Carol L. See
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 10-1, 1993

Beverly Trust Co. as Trustee under
Trust No. 74-2251
Patricia [Signature]
GRANTEE OR AGENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Subscribed and sworn to before me this 1st day of October, 1993.

My commission expires: " OFFICIAL SEAL "
 CAROL L. SEE
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 4/12/95

Carol L. See
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 a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act]

UNOFFICIAL COPY

1000000000

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 20____.

The undersigned, Clerk of the Court, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Court.

Property of Cook County Clerk's Office

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 20____.

The undersigned, Clerk of the Court, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Court.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 20____.

The undersigned, Clerk of the Court, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Court.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 20____.