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WARRANTY DEED IN TRUST

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* The above space for recorder's use
* only.

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THIS INDENTURE WITNESSETH, That the Grantor, the ESTATE OF CLARMA JONES, a/k/a CLARAMA JONES, Deceased, by the Court-appointed Independent Executor, Mary G. Creutz, pursuant to an Estate filed in the Superior Court of California, County of Los Angeles, Case No. BP 010 689, the Estate being situated in the County of Los Angeles and State of California, and by virtue of Authorization to Issue Deed issued by the Circuit Court of Cook County, Illinois, Probate Division, on October 4, 1993, under Case Number 93 P 8352, Docket 008, Page 128, and for and in consideration of One Hundred Five Thousand (\$105,000.00) Dollars in hand paid, conveys and warrants unto Chicago Title and Trust Company, a corporation of Illinois, whose address is 171 N. Clark St., Chicago, Illinois 60601-3294, as Trustee under the provisions of a trust agreement dated the 17th day of October 1993, known as Trust Number 1098693, the following described real estate in the County of Cook and State of Illinois, to-wit:

THE NORTH 37 1/2 FEET OF LOT 2 IN BLOCK 1 IN HARDIN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO THE FOLLOWING: (1) Covenants, conditions, and restrictions of record, provided present use of the property does not violate same. (2) General real estate taxes for the year of closing and subsequent years. (3) Public and utility easements, if any, for ingress and egress. (4) Existing leases and tenancies, provided, however, that no lease will be dated within thirty (30) days of or after the date of the real estate sales contract dated August 24, 1993.

Commonly known as: 4934-4936 S. MARTIN LUTHER KING DRIVE CHICAGO, ILLINOIS 60615.
Permanent Real Estate Index Number: 20-10-117-017-0000.

And the said Grantor, the Estate of Clarma Jones, a/k/a Clarama Jones, by the Independent Executor, Mary G. Creutz, hereby expressly waives 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 or execution or otherwise.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for the uses and purposes

COOK CO. NO. 016

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
105.00

REAL ESTATE TRANSACTION TAX
Cook County
52.50

52.50

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
787.50
DEPT. OF REVENUE
OCT 28 1993

74-61359-82

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Journal of Management Studies, 19(1), 67-80.

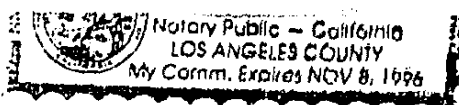
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herein and in said Trust Agreement set forth.

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 lease to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms of 99 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 money, rent, or money borrowed or advanced, by said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire to 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 trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all



FREDERICK HEISS
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CHICAGO IL 60601

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