

WARRANTY DEED
Real Estate (Individual to Individual)

DEPT. OF REVENUE NOV 22 '93

825.00

COOK CO. NO. 016
046130

CAUTION: Exercise a lawyer before using or acting under this form. Neither the publisher nor the state of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for any particular purpose.

THE GRANTOR's Patricia A. Damerjian, a widow and Larry R. Moyer, divorced and not since remarried

93957648

of the City of Aurora County of Cook State of Illinois for and in consideration of

1000.00 DOLLARS,
other good and valuable things in hand paid,
CONVEY in and WARRANT to Vincent Fung, as Trustee of The Vincent Fung Trust, Dated June 30, 1993, as to an undivided one half interest and Thomas Tom and Melyu Tom,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
*as trustees of The Tom Family Trust, Dated November 11, 1993, as to an undivided one half interest, 922 W. Guyler, Chicago, IL 60613.

LOT 41 IN BLOCK 3 IN WILLIAM J GOUDY'S SUBDIVISION OF SECTION 20 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUBJECT TO THE FOLLOWING, if any: covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenencies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1993 and subsequent years.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the uses and for the uses and purposes herein and in the trust agreement set forth.
Full power and authority is hereby granted to said trustee to subdivide and divide the real estate and to execute contracts to sell, lease, or mortgage any part thereof, to execute contracts to sell on any terms, to convey either with or without consideration in fee simple the real estate or any part thereof to a successor or successors in trust or to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time, and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute, accept of payments, change or any kind in lease, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.
In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 trustee was acting in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof upon all beneficiaries, (c) that the 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 the trustee or their predecessor or trustee.
The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the profits and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, profits and proceeds thereof as aforesaid.
If the title to any of the above lands is now or hereafter registered, the Register 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 or on any instrument in such case made and provided.
And the said grantor hereby expressly waives and releases 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.

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Patricia A. Damerjian and Larry R. Moyer personally known to me to be the same person as whose name is 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.

IMPRESS
SEAL
HERE

Given under my hand and official seal, this 11th day of November, 1993
Commission expires 7-14-1995
This instrument was prepared by Joseph A. Leonard, Notary Public, Chicago, IL 60611

OFFICIAL SEAL
VINCENT JAMES NERINELLA
Notary Public, State of Illinois
My Commission Expires 7/14/95

MAIL TO: Thomas J. Hanson
319 N. Alpine Ave.
Park Ridge, IL
(City, State and Zip)

SEND SUBSEQUENT TAX BILL TO:
Thomas Tom
2531 Park
Chicago, IL 60618
(City, State and Zip)

BOX 333

74-33-083 LA 88

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
110.00
23
25072
REAL ESTATE TRANSACTION TAX
55.00
93957648

UNOFFICIAL COPY

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

93957648

93957648

COOK COUNTY, ILLINOIS
FILED FOR RECORD

03 NOV 23 AM 9:14

0002000