

UNOFFICIAL COPY 93980314

WARRANTY DEED IN TRUST

93980314

THIS INDENTURE WITNESSETH, That the Grantors RAYMOND WILEY and BONNIE NELL WILEY, of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto RAYMOND WILEY and BONNIE N. WILEY as Trustees of the Wiley Family Trust, as Trustees under the provisions of a trust agreement dated the 25th day of August, 1993, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 16 in Block 1 in James H. Brewster's Subdivision of the North 20 acres of the South 40 acres of the East half of the North East Quarter of Section 15, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

P.I.N. 15-15-219-007-0000
Property: 4039 West Jackson Street, Chicago, Il., 60624

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, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 leases 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 demise the term 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 giving 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 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 real estate shall be conclusive evidence in favor of every person relying upon or deriving 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 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.

And the said grantors 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, 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 grantors aforesaid have hereunto set their hands and seals this 16th day of November 1993.

(Seal) Bonnie Nell Wiley
(Seal) Raymond Wiley

DEPT-01 RECORDING #25.50
T#5555 TRAN 6494 12/01/93 15:33:00
#2216 # * - 93 - 980314
COOK COUNTY RECORDER

County of Cook, Illinois
Notary Public
Oct. 12-1-93
[Signature]

2550
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UNOFFICIAL COPY

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

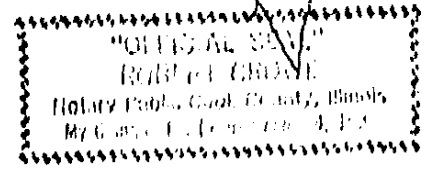
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 11-16, 1993 Signature Raymond Wiley
Grantor or Agent

Subscribed and sworn to before me by the said

this 16 day of Nov, 1993.

Notary Public Robert J. Curran



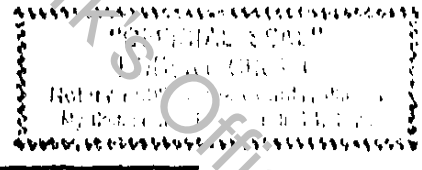
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11-16, 1993 Signature Raymond Wiley
Grantee or Agent

Subscribed and sworn to before me by the said

this 16 day of Nov, 1993.

Notary Public Robert J. Curran



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 subsequent offenses.

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

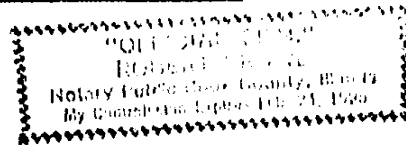
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State of Ill)
County of Cook) SS

I, Robert Cramer a Notary Public in and for said County, in the state aforesaid do hereby certify that RAYMOND WILEY AND BONNIE NELL WILEY personally known to me to be the same persons whose names 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. Given under my hand and notarial seal this 16 day of March 1977.

Robert Cramer
Notary Public



After recording return to:)
Wiley Family Trust)
8214 South Throop)
Chicago, Illinois 60620)

For information only insert street address of above described property

Property of Cook County Clerk's Office
539-5014