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COOK COUNTY, ILLINOIS
FILED FOR RECORD

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COOK
CO. NO. 018

27338



WARRANTY DEED IN TRUST

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors LOUIS SPECIALE and SARAH SPECIALE, his wife,

of the County of C O O K 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 the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 7th day of March 1994, known as Trust Number 109916G the following described real estate in the County of Cook and State of Illinois, to-wit:

LOTS 26 AND 27 IN BLOCK 8 IN JAMES MORGAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 OF SHEFFIELD'S ADDITION (TO BE KNOWN AS SUB-BLOCK 8 OF BLOCK 10 OF SHEFFIELD'S ADDITION) IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
Street Address: 1130-32 W. Armitage Ave., Chicago, Il. 60614
Tax Index No. 14-32-222-032

This instrument prepared by Robert F. Monaghan, 20 N. Clark St., Suite 2300, Chicago, Il. 60602
Address of Grantee: 171 North Clark Street, Chicago, Il. 60601

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, 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 in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any lease 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 using the amount of present or future rents, 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 lease, 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 purchaser money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this deed 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 claiming under any such conveyance, lease or other instrument, so 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, and 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 or predecessors.

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 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 accordance with the statute in such case made and provided.

And the said grantor S hereby expressly irrevocably and irrevocably releases, conveys, transfers, 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 S, aforesaid have hereunto set their hands and seals, and the said S and S on this 23 day of May 1994.

Louis Speciale (Seal) Sarah Speciale (Seal)

State of Illinois, Robert F. Monaghan, a Notary Public in and for said County, in County of COOK, do hereby certify that Louis Speciale and Sarah Speciale, his wife,

personally known to me to be the same person S, whose name S 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.



Robert F. Monaghan (Signature)
Notary Public

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
475.00
Cook County
REAL ESTATE TRANSACTION TAX
237.50
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
94518763
DEPT. OF REVENUE
999.00

Handwritten notes: 201-821-9788, 201-821-9100

Handwritten note: 2300

Form 91

After recording return to:
Box 333 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St. / Chicago, Ill. 60602
Attention: Land Trust Department

For information only insert street address of above described property.

BOX 333-CTI


UNOFFICIAL COPY

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Property of Cook County Clerk's Office

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★ 674222 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUN10'94 ★
★ PB-11135 ★

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★ 674223 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUN10'94 ★
★ PB-11135 ★

	998.00
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★ 674224 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUN10'94 ★
★ PB-11135 ★

	565.50
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