

UNOFFICIAL COPY

94691316

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

The grantor AUGUST BUDILOVSKY,
as Independent Executor
of the will of JAMES E. HOLUB

DEPT-01 RECORDING

T-1111 TRAM 6172

08/04/94 12:4

COOK COUNTY RECORDS

94691315

WARRANTY DEED IN TRUST

The GRANTORS, ERNESTO JOSEPH VILLEGAS and MICHELLE CLAIRE HOPPE, his wife, of the County of Cook and State of Illinois, for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, Convey and WARRANT unto

LOLA R. MONSON, of 823 Lathrop, River Forest, Illinois 60305, as Trustee under Trust Agreement dated SEPTEMBER 13, 1991, and any amendments thereto and known as the LOLA R. MONSON Revocable Trust and unto all and every successor or successors in trust under said trust agreement

the following described real estate in the County of Cook, State of Illinois, to wit:

UNIT 2349-3 together with its undivided percentage interest in the Common Elements in Fullerton Colonnade Condominium as delineated and defined in the Declaration recorded as Document No. 25190428, in the Northwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Subject to the following:

covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconfirmed governmental taxes or assessments; general real estate taxes for the year 1992 and subsequent years; installments of regular assessments due after the date hereof established pursuant to the Declaration of Condominium.

Address of Property: 2349 N. Cleveland, Chicago, IL 60614
P.I.N. 14-33-105-036-1011, Vol. 494

94691315

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreements set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STATE AUG-94
P.R. 10671
75.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★ ★ ★
AUG-94
DEPT. OF REVENUE
150.00

OAK PARK IL 60302
(City, State and Zip)

Catherine M. Warnock
(Name)

1803 So. Home Ave.
(Address)

Berwyn, Illinois 60402
(City, State and Zip)

RECORDER'S OFFICE BOX NO.

UNOFFICIAL COPY

Executor's Deed

TO

:

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

94691316

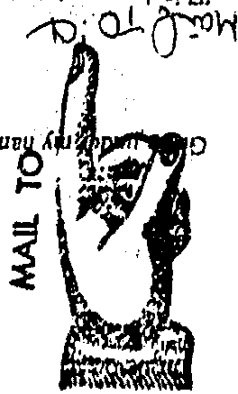
UNOFFICIAL COPY

"OFFICIAL SEAL"
JOHN J. ZACHARA
Notary Public, State of Illinois
My Commission Expires 2-22-98

[Signature]
Notary Public

CITY OF CHICAGO
REAL ESTATE TRANSACTIONS
DEPT. OF
REVENUE
682-50

Michael A. Zelman, 555 Skokie Blvd., Northbrook, IL 60062
This document prepared by:



7-29-94 1994

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, County of Cook as
Ernesto Joseph Villegas, his wife, 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.

State of Illinois, County of Cook as.

94601315

MICHELLE CLAIRE HOPPE

ERNESTO JOSEPH VILLEGAS

[Signature]
COOK COUNTY RECORDER
#0369 # CG *94-691315

[Signature]

In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals this
29TH day of JULY, 1994.
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.
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, rents 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 life or interest, legal or equitable,
in or to said real estate as such, but only an interest in the earnings, rents and proceeds thereof as aforesaid.
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.
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, conveyed 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 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 trusts, conditions and limitations
contained in this indenture and in said trust agreement or in some amendment thereto 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.

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.

\$23.50
DEPT. OF RECORDING
#0369 # CG *94-691315
#0369 # CG *94-691315
#0369 # CG *94-691315

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

The GRANTORS, ERNESTO JOSEPH VILLEGAS and MICHELLE CLAIRE HOPPE, his wife, of the County of Cook and State of Illinois, for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, Convey and WARRANT unto

LOLA R. MONSON, of 823 Lathrop, River Forest, Illinois 60305, as Trustee under Trust Agreement dated SEPTEMBER 13, 1991, and any amendments thereto and known as the LOLA R. MONSON Revocable Trust and unto all and every successor or successors in trust under said trust agreement

the following described real estate in the County of Cook, State of Illinois, to wit:

UNIT 2349-3 together with its undivided percentage interest in the Common Elements in Fullerton Colonnade Condominium as delineated and defined in the Declaration recorded as Document No. 25190428, in the Northwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Subject to the following:

covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconfirmed governmental taxes or assessments; general real estate taxes for the year 1992 and subsequent years; installments of regular assessments due after the date hereof established pursuant to the Declaration of Condominium.

Address of Property: 2349 N. Cleveland, Chicago, IL 60614 P.I.N. 14-33-105-036-1011, Vol. 494

94691315

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 leases to commence in present or in 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 198 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

CITY OF CHICAGO
DEPT. OF
REAL ESTATE TAXES
RECEIVED
AUG-494
562 630
22 JUL 91

611

4170454000