

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

94709608

COOK COUNTY RECORDER'S OFFICE
 4458 : LC *-94-709608
 7/21/94 10:45 AM:IN
 RECD-10 REC'D-10

Form 91-B-7/80

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor ROBERT J. CULLEN, married to ELIZABETH CULLEN

of the County of COOK and State of ILLINOIS for and in consideration of TEN AND 00/100----- (\$10.00) 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 1st day of June 1994, known as Trust Number 1099656 the following described Real estate in the County of COOK and State of Illinois, to wit:

LOT 4 AND THE NORTH 1/2 FEET OF LOT 5 IN HOFFMAN BROTHERS RESUBDIVISION OF LOTS 33 TO 43 IN BLOCK 3 IN RACE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF ELSTON AVENUE IN COOK COUNTY, ILLINOIS.

This property is not subject to the homestead rights of Elizabeth Cullen

Property address: 3922 North Kimball, Chicago, IL 60618
PERMANENT TAX NUMBER 13-23-203-028-0000 VOLUME NUMBER:

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 sell, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to make any subdivision of 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, successive and present, 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 manage, to divide, 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 fee simple or by 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 lease, the term of 199 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 in options to purchase the whole or any part of the same, and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange and property or any part thereof, for other real or personal property, to grant easements in, charge over or release, convey or assign any right, title or interest in, 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 fit for the person holding the same to deal with at the time, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any part dealing with said property or to a non said premises or any part thereof shall be unvested, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, real or money borrowed or advanced on said premises, or be obliged to see that any term of the 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 construed and evidence in favor of each action relating thereto, or in favor of any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this instrument, 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, alteration and modification upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgag 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 trust or their predecessor in trust.

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 of other properties in 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 a note in the certificate of title or duplicate thereof, or memorandum, 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, *[Signature]*, 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor, *[Signature]*, has affixed his hand and seal this 15th day of July 1994.

[Signature] (Seal) *[Signature]* (Seal)

Robert J. Cullen (Seal) (Seal)

THIS INSTRUMENT WAS PREPARED BY:
John G. Wolf, HARDESTY WOLF & O'BRIEN
3901 North Lincoln Avenue
Chicago, Illinois 60613

State of Illinois
County of Cook } ss
the state aforesaid, do hereby certify that Robert J. Cullen married to Elizabeth Cullen

personally known to me to be the same person as whose name is submitted to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 15 day of July 1994.

Notary Public

After recording return to
Box 533 (Cook County only)

CHICAGO TITLE AND TRUST COMPANY
111 West Washington St./Chicago, IL 60602
Attention: Land Trust Department

3922 N. Kimball, Chicago, IL 60618

For information on current street address of
above described property

Exempt under provisions of paragraph 4
section e, of the ~~Alta~~ Title Transfer
Tax Act. Dated , 1994

Document Number

UNOFFICIAL COPY

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 August 9, 1994 Signature: Jean D. Willy

Grantor or Agent

Subscribed and sworn to before
me by the said Grantor/Agent
this 9th day of August
19 94.

Notary Public

"OFFICIAL SEAL"
DEBRA A G SCHUERER-DENOON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/19/97

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 August 9, 1994 Signature: Jean D. Willy

Grantee or Agent

Subscribed and sworn to before
me by the said Grantee/Agent
this 9th day of August
19 94.

Notary Public

"OFFICIAL SEAL"
DEBRA A G SCHUERER-DENOON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/19/97

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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

94709609