

UNOFFICIAL COPY

FILED IN TRUST (ILLINOIS)

94721072

THE GRANTORS, ROGER M. SEITZ, MARRIED TO JANET L. SEITZ (Husband and Wife) and STEPHEN D. SEITZ and LINDA SANCHEZ (Husband and Wife), of the County of Cook, City of Chicago, State of Illinois, MARRIED TO

for and in consideration of ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS and QUITCLAIMS unto the GRANTEE

CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, of 171 North Clark Street, Chicago, Illinois 60601, as Trustee Under Trust Agreement dated August 3, 1994 and known as Trust Number 1099521, (hereinafter referred to as "said Trustee", regardless of the number of Trustees), and unto all and every successor or successors in trust under said Trust Agreement, the following described real estate in the County of Cook, and State of Illinois, to-wit: **94731071**

Legal:

Lot 38 and the South 1/2 of Lot 39 in Block 8 in Baxter's Subdivision of the Southwest 1/2 of the Southeast 1/2 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Pin: 14-20-421-030-0000 3234 NORTH CLIFTON CHICAGO, ILLINOIS 60657

Subject Only 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 tenancies; general taxes for the year 1994 and subsequent years;

And the said Grantors 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.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set our hand and seal this 12th day of AUGUST, 1994.

[Signature]
ROGER M. SEITZ

[Signature]
JANET L. SEITZ
Signing only to Waive her Marital Homestead Rights, If Any

94721071

MISSOURI
STATE OF ~~MISSOURI~~
COUNTY OF ~~ST. LOUIS~~ SS:
ST. LOUIS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROGER M. SEITZ and JANET L. SEITZ (Husband and Wife) personally known to me to be the same persons whose name 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 set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 12th day of AUGUST, 1994.

CHRISTOPHER J. MOONEY
Notary Public, State of Missouri
St. Louis County
My Commission Expires Sept. 16, 1994

[Signature]
STEPHEN D. SEITZ

[Signature]
LINDA SANCHEZ
Signing only to Waive her Marital Homestead Rights, If Any

STATE OF ILLINOIS)
COUNTY OF C O O K) SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEPHEN D. SEITZ and LINDA SANCHEZ (Husband and Wife), personally known to me to be the same persons whose name 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 set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 12th day of August, 1994.

OFFICIAL SEAL
CHARLETTTE S TURNBOW
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXP: 8/1/95

[Signature]
Charlittte S Turnbow
Notary Public

Name of Person Preparing Deed
RICHARD D. JOSEPH
Attorney at Law
53 West Jackson Boulevard
Suite 1750
Chicago, Illinois 60604

Name of New TaxPayer
STEPHEN DOXTER
3234 North Clifton
Chicago, Illinois 60657

Name of Buyers Attorney
JANE SCHULTZIS MUMO
Attorney at Law
2530 Crawford Avenue
Suite 215
Evanston, Illinois 60201

MAIL TO
137

GIT 417161740 1/2

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17018370

DEPT-01 RECORDING
140000 TRAN 9073 08/17/94 15:33:30
490574 DT *-94-73-1071
COOK COUNTY RECORDER

94731071

Property of Cook County Clerk's Office

94731071

CITY OF CHICAGO
DEPT. OF REVENUE
OFFICE OF THE CLERK
RECORDS SECTION
AUG 17 1994
0050

STATE OF ILLINOIS
DEPT. OF REVENUE
AUG 17 1994
9373

STATE OF ILLINOIS
DEPT. OF REVENUE
AUG 17 1994
475001

STATE OF ILLINOIS
DEPT. OF REVENUE
AUG 17 1994
28350

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DEED IN TRUST

PIN: 14-20-421-030-000

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 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 successors 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 99 years, and to renew or extend leases upon any terms for any period or periods of time to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract or 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 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 to assign any right, title or interest in or 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 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.

94721071

In no case shall any part 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 borrowed or advance on said premises, or be obliged to see that the terms of this Trust have been complied with, or obliged to inquire into the necessity or expediency of any act of said Trustee in relations 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 Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said Trustee was duly authorized and 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.

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 interests 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 Title is hereby directed to registered 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.