

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1994 JAN 24 AM 9:17

COOK
CO. NO. 018

048100

94074298

FORM 918 (10-92)

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **Laurel A. Kennedy, divorced and not since remarried**
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, Conveys and Warrants unto the **CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois**, whose address is **171 North Clark Street, Chicago, Illinois 60601-3294**, as Trustee under the provisions of a trust agreement dated the day of **January** 19 **94**, known as Trust Number **1098411** the following described Real estate in the County of **Cook** and State of **Illinois**, to-wit:

See Attached Rider "A"

94074298

PERMANENT TAX NUMBER: **14-32-105-019-1033**

VOLUME NUMBER:

TO HAVE AND TO HOLD the said premises with the appurtenances therein and for the uses and purposes herein and in said trust agreement well forth Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises of any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to establish the said property as often as desired, as 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 lease, to mortgage, to 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 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 real estate, 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 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 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, hereof, 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be subject to the claims, debts 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 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 of a lien thereon.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 22 day of January, 1994.

Laurel A. Kennedy (Seal)
Laurel A. Kennedy (Seal)

THIS INSTRUMENT WAS PREPARED BY:
Andrew W. Sohn
Fuchs & Roselli, Ltd. 6 W. Hubbard
Chicago, Illinois 60610

State of Illinois)
County of Cook) ss Rebecca Frank a Notary Public in and for said County, in the state aforesaid, do hereby certify that Laurel A. Kennedy

personally known to me to be the same person, whose name is Rebecca Frank subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 24 day of January, 1994

OFFICIAL SEAL
Rebecca Frank
Notary Public, State of Illinois
My Commission Expires 11/8/97

Rebecca Frank
Notary Public

After recording return to:
Box 333 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
171 North Clark Street/Chicago, IL 60601-3294
Attention: Land Trust Department

2319 North Wayne, Chicago, IL
For information only insert street address of above described property

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
294.00

B Bank
078481

COOK COUNTY
REAL ESTATE TRANSACTION TAX
142.00

This space for affixing Riders and Revenue Stamps

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
710.00

566-7487041 NR Off 2 Card

UNOFFICIAL COPY

Property of Cook County Clerk's Office

★ 029686 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JAN 21 '94 ★
★ 28.11187 710.00 ★



★ 799627 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JAN 21 '94 ★
★ 28.11187 710.00 ★



94074298

UNOFFICIAL COPY

EXHIBIT "A"

UNIT NUMBER 2319 IN LAKEWOOD COMMONS WEST CONDOMINIUM TOWNHOMES AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: CERTAIN LOTS AND ALLEYS IN BLOCK 3 IN GEORGE WARD'S SUBDIVISION OF BLOCK 12 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 17, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 87453532, AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: 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; existing leases and tenancies; limitations and conditions imposed by the Condominium Property Act; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1993 and subsequent years; installments of regular assessments due after the date of closing established pursuant to the Declaration of Condominium.

34074298

Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office