

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

41120711

THIS INSTRUMENT WITNESSETH, That the Grantor, DAVID TENNENBAUM AND HOPE SPIRO TENNENBAUM, HUSBAND AND WIFE of the County of COOK and State of ILLINOIS, for and in consideration

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey 5 and Warrant 5 unto MID TOWN BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as an Illinois banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 20th day of November 1992, and known as Trust Number 1885, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 5 IN BLOCK 6 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO only the following, if any, covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; general taxes for the year 1993 and subsequent years.

Commonly known as 3249 N. Seminary, Chicago, Illinois.

Real Estate Tax # 14-20-423-043

TO HAVE AND TO HOLD the said real estate 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 a divide and real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide the said real estate 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 real estate or any part thereof to a 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, on any terms and for any period or periods of time, not exceeding in the case of any single 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 a lease and to grant options to lease and to come 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 rentals, to partition or to purchase said real estate, 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 to the easement appurtenant to said real estate or any part thereof, and to do all such things and every thing 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, or any successor in trust, in relation to said real estate, or to whom a real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any public money, rent or money borrowed or advanced on said real estate, or be obliged to see to the terms of this deed or any other instrument, or be obliged to execute into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the trusts, conditions, covenants, mortgages, lease or other instruments executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying, upon or claiming under any such conveyance or other instrument and executed in accordance with the trusts, conditions and limitations contained in this instrument and in said Trust Agreement or in all amendments thereof, if 1993, and binding upon all beneficiaries hereunder, (2) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (3) 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 us, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Mid Town Bank and Trust Company of Chicago, individual or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or assigns may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereof, or for injury to person or property here or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in its name or the name of the then beneficiaries, under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only to far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whatever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in Mid Town Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate the same memorial, the words "in trust," or "trust condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered land is in accordance with the true intent and meaning of the trust.

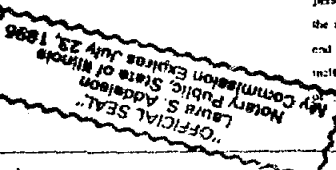
And the said grantor 5 hereby expressly waives 5 and releases 5 any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor 5 aforesaid have 5 hereunto set their hand 3 and seal 5 this 20th day of December 1992.

David Tennenbaum (SEAL) Hope Spiro Tennenbaum (SEAL)
(SEAL) (SEAL)

State of Illinois } ss. I, the undersigned, _____ a Notary Public in and for said County, in County of Cook } do hereby certify that David Tennenbaum and Hope Spiro Tennenbaum, husband and wife

personally known to me to be the same person 5 whose name 5 are they 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. Given my hand and official seal this 30th day of December 1992.



Return to: Mid Town Bank and Trust Company of Chicago, 2021 North Clark St., Chicago, Ill. 60614, ATTN: Trust Dept.

For information only insert street address of above described property

INTERCOUNTY TITLE

S1386660 JCC

This space for affixing Return and Revenue Stamp

Document Number

23-50

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Property of Cook County Clerk's Office

DEPT-01 RECORDING 02/08/94 11:19:00
190814 TRAM 0755
\$3750.00 *--94-128731
COOK COUNTY RECORDER

CITY OF CHICAGO
OFFICE OF THE CLERK

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