

UNOFFICIAL COPY

94129272



WARRANTY DEED IN TRUST

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 4, Section 4, of the Illinois Real Estate Transfer Tax Act.

Form 91 R 7/80

THIS INDENTURE WITNESSETH, That the Grantor
VERNON LILLY AND MANDY LILLY, HIS WIFE IN JOINT TENANCY
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, Convey and Warranty 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 24th day of AUGUST 19 89, known as Trust Number 1093362 the following described Real estate in the County of ILLINOIS and State of Illinois, to-wit:

LOT 38, 39 AND 40 IN BLOCK 3 IN THE RESUBDIVISION OF BLOCKS 11 AND 12 IN THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS IS COMMONLY KNOWN AS 6100-08 S. EBERHART, CHICAGO, IL. 60636
COOK COUNTY, ILLINOIS
FILED FOR RECORD

PERMANENT TAX NUMBER: 20-15-209-616-0000 94129272 VOLUNTARY NUMBER: 257

TO HAVE AND TO HOLD the said premises with the appurtenances, unto the trustee 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, subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 lease 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 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 leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of said premises and to contract respecting the manner of fixing the amount of 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 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 do 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 trust, conditions and limitations contained in this indenture and in said trust agreement and in this agreement at the time and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, lease 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 it, 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 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.

And the said grantor, S, hereby expressly waives, S, 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 Witness Whereof, the grantor, S, aforesaid has hereunto set their hand, S, and seal, S, this 1st day of February, 19 94

Vernon Lilly (Seal) Mandy Lilly (Seal)
(Seal) (Seal)

THIS INSTRUMENT WAS PREPARED BY:
VERNON LILLY
15833 SOUTH KEDZIE AVE
MARKHAM, ILLINOIS 60426

State of Illinois, I, _____ a Notary Public in and for said County, in County of Cook, the state aforesaid, do hereby certify that VERNON LILLY AND MANDY LILLY, HIS WIFE IN JOINT TENANCY

personally known to me to be the said person, S, whose name ARE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY "OFFICIAL SEAL" Wandell McShan Notary Public, State of Illinois My Commission Expires 5/23/94

After recording return to: Box 538 6100-08 S. EBERHART, CHICAGO, IL. 60636 CHICAGO TITLE AND TRUST COMPANY 111 West Washington St./Chicago, Ill. 60602 Attention: Land Trust Department

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago transaction tax ordinance by paragraph(s) 4, Section 4, of the Illinois Real Estate Transfer Tax Act. Section 200.1-235 of said ordinance.

Stamp: This year Revenue Stamp

Vertical stamp: DOCUMENT NO. 181

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Property of Cook County Clerk's Office

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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 Jun 25 1994

Signature Vernon Kelly
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 25th DAY OF Jun
1994.

NOTARY PUBLIC Wendell McShinn

"OFFICIAL SEAL"
Wendell McShinn
Notary Public, State of Illinois
My Commission Expires 5/23/95

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.

94129272

Date Jun 25, 1994

Signature Nancy Kelly
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 25th DAY OF Jun
1994.

NOTARY PUBLIC Wendell McShinn

"OFFICIAL SEAL"
Wendell McShinn
Notary Public, State of Illinois
My Commission Expires 5/23/95

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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