

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

The above space for recorder's use only

Land Title Group L-22831-C2

THIS INDENTURE WITNESSETH, That the Grantor, JANICE M. BULLARD, now JANICE M. DAVIS, married to JAMES T. DAVIS, of the County of Cook and State of Illinois for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto COLUMBIA NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, 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 14 day of March 1994, and known as Trust Number 4606, the following described real estate in the County of COOK and State of Illinois, to-wit:

Unit 2321-2D as delineated on the survey of the following described parcel of real estate:

PARCEL 1:

Lot 44 (except the East 191.12 feet thereof and also excepting the South 200 feet thereof) in Vola Brothers' Addition to Chicago Home Gardens, a subdivision in the West 1/2 of the Southeast 1/4 of Section 26, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

The North 88 feet of the South 200 feet of Lot 44 (excepting therefrom the East 191.12 feet thereof) in Vola Brothers' Third Addition to Chicago Home Gardens in Section 26, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to Declaration of Condominium Ownership and of easements, restrictions and covenants and by-laws for Thatcher Woods Condominium, (hereinafter called "Declaration") made by Glenview State Bank, as Trustee under Trust Agreement dated April 21, 1979 and known as Trust No. 2041, registered in the Office of the Registrar of Titles of Cook County, Illinois, as document No. 12 112222 together with an undivided 1/4788 interest in said parcel of real estate, excepting from said parcel all of the other property and space comprising all the units defined and set forth in said Declaration and survey, in Cook County, Illinois.

11 RECORD FOR 923.50
12222 TRAM 8743 03/24/94 11:06:00
44045 4 3418 0-94-22831-C2
COOK COUNTY RECORDER

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD

Real Estate Tax 12-26-413-072-1022

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto 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, control and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to reestablish 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 and in 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 real estate, or any part thereof, in time, in possession or reversion, by lease to commence in the future, and 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 purchase the whole or any part of the reversion and to contract respecting the manner of filing the amount of percent of future rentals, to sell, to lease or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, in release, convey or assign any right, title or interest in or about or incident appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as may 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 any part thereof, be bound to inquire into the application of any purchase money, rent or money borrowed or advanced to said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, 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 Cook County) relying upon or claiming under any such instrument 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 terms, conditions and limitations contained in this Indenture and in said Trust Agreement and in all amendments thereto, if any, and binding upon all beneficiaries thereunder, (c) 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 (d) if the conveyance is made to a successor or successor in trust, that such successor or successor 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.

This conveyance is made upon the express understanding and condition that neither Columbia National Bank 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 or do they or its or their agents or successors 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 amendment thereto, or for injury to person or property resulting in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their agents in fact, hereby irrevocably appointed for such purpose, 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 whomsoever and whatsoever 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 life 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 said Columbia National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described. If the title in 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 thereof, or memorial, the words "in trust," or "upon condition," or "with limitation," 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 extract therefrom, as evidence that any transfer, charge or other dealing involving any interest in land is in accordance with the true intent and meaning of the trust.

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 or otherwise.

In Witness Whereof, the grantor aforesaid hereunto set their seal this 17th day of March 1994

JANICE M. BULLARD (SEAL) JANICE M. DAVIS (SEAL) JAMES T. DAVIS (SEAL)

Illinois Cook ss. I, Sandra Justice, a Notary Public in and for said County, in the state aforesaid, do hereby certify that JANICE M. BULLARD, now JANICE M. DAVIS, married to JAMES T. DAVIS, and JAMES T. DAVIS, her husband

"OFFICIAL SEAL" Sandra Austin Notary Public, State of Illinois My Commission Expires 1/13/97

personally known to me to be the same person 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 therein set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 17 day of March 1994

Return to: Columbia National Bank of Chicago 5250 N. Harlem Avenue Chicago, IL 60656 ATTN: Trust Dept.

2521 N. Thatcher, River Grove, Illinois 60171 For information only insert street address of above described property. This document prepared by: Mary Lou Zurawski, Attorney 6121 N. Northwest Hwy., Chgo, IL 60631

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
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