

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

95434034

THIS INDENTURE WITNESSETH, That the Grantor, MILTON C. JONES, SR. and LUCILLE JONES, as co-guardians of the Estate of Betty J. King, disabled, of the County of COOK and State of Illinois For and in consideration of ~~One Hundred Thirty Thousand Dollars~~ other good and valuable considerations in hand paid, CONVEY and WARRANT unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as Trustee under the provisions of a trust agreement dated the 14th day of June 19 95, known as Trust Number 1101514, the following described real estate in the County of COOK and State of Illinois, to-wit:

DEPT-01 RECORDING 125.50
 T40001 TRAN 8713 07/05/95 15:13:00
 45076 + CG *-95-434034
 COOK COUNTY RECORDER

Reserved for Recorder's Office

Lot 17 (except the North 17 feet thereof) and Lot 18 in Block 5 in William Ashton's Subdivision of the West 30 acres of the South 60 acres of the West 1/4 of the Southwest 1/4 of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Existing leases and tenancies, private, public and utility easements and roads and taxes for the year 1994 and subsequent years.

4181124 lot? County Clerk
 mrc

Permanent Tax Number: 20 35 315 055

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 is hereby granted to said trustee to improve, manage, protect and 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, power and authority vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said premises 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 praesenti or futuro, 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 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 reversion 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

20560R

UNOFFICIAL COPY

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 thereof 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 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 as aforesaid.

And the said grantor S hereby expressly waive _____ 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 have hereunto set _____ their hand S and seal S this 29 day of JUNE 19 95.

Milton C. Jones Sr. (Seal)
(Seal) MILTON C. JONES, SR.

x *Lucille Jones* (Seal)
(Seal) LUCILLE JONES

THIS INSTRUMENT WAS PREPARED BY:

GEORGE J. TAGLER
180 North LaSalle - 2315
Chicago, IL 60601

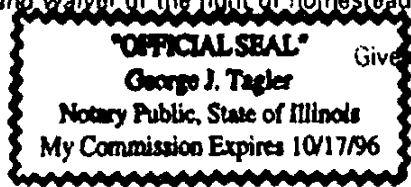
State of ILLINOIS

County of COOK

} SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Milton C. Jones, Sr. and Lucille Jones, co-guardians of the Estate of Betty J. King, disabled,

personally known to me to be the same person S whose name S are _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ 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 29 day of JUNE, 19 95.

George J. Tagler
NOTARY PUBLIC

PROPERTY ADDRESS:

8642 South Drexel, Chicago, IL



AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE AND TRUST COMPANY
171 N. CLARK STREET MLO9LT OR BOX NO. 333 (COOK COUNTY ONLY)
CHICAGO, IL 60601-3294

UNOFFICIAL COPY

MAP SYSTEM

CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. Do NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN/INK ONLY
- 4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRAIL number is involved, it must be put with the NAME, leave one space between the name and number

If you do not have enough room for your full name, just your last name will be adequate

Property Index numbers (PG#) MUST BE INCLUDED ON EVERY FORM

PIN:

20 - 315 - 315 - 055 - 0000

NAME:

JAMES SHAW

MAILING ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

8642 So. DREXEL

CITY:

CHICAGO

STATE:

IL

ZIP:

60619

95292081

PROPERTY ADDRESS:

STREET NUMBER STREET NAME - APT or UNIT

8642 So. DREXEL

CITY:

CHICAGO

STATE:

IL

ZIP:

60619

FILED: JUL 5 - 1995
COOK COUNTY TREASURER

UNOFFICIAL COPY

Property of Cook County Clerk's Office

SS404021