

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

93990964

95505254

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors Conrad S. Kristmann and Dorothy Kristmann, husband and wife, of Park Ridge,

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto Conrad S. Kristmann, not individually but as Trustee of Dorothy Kristmann Trust under agreement dated June 3, 1993, of 14 S. Seminary, Park Ridge, Illinois the following described real estate in the County of and State of Illinois, to-wit:

Lot Forty Six (46) in Feuberborn and Klode's Center Street Addition to Park Ridge, being a Subdivision of the West Half of the North Half of the North East Quarter of Northeast Quarter of Section 34, Town 41 North, Range 12, East of the Third Principal Meridian; also the east half of the vacated alley abutting lot 46 on the west and the south half of the vacated alley abutting lot 46 on the north as vacated by City of Park Ridge Ordinance 55-53 Subject to Covenants, Conditions and restrictions of record and general real estate taxes. P.I.N. 09-34-204-019-0000

THIS DOCUMENT BEING RERECORDED TO DEREGISTER FROM TORRENS CKA 14 SOUTH SEMINARY AVENUE, PARK RIDGE, ILLINOIS 60068

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, to the said Dorothy Kristmann.

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, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or of any encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, for a term or 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 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 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 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, but 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, that at such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 the, 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.

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 limitation", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S. 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.

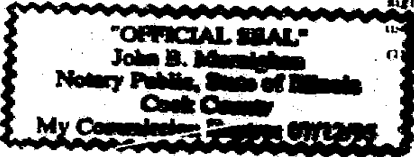
In Witness Whereof the grantor, S. aforesaid by, VE hereunto set their hand S. and seal S. this 18th day of June, 1993

(Seal) Conrad S. Kristmann 93990964 (Seal)
CONRAD S. KRISTMANN
(Seal) Dorothy S. Kristmann (Seal)
DOROTHY KRISTMANN

This document prepared by John B. Murnighan, 140 S. Dearborn, Chicago, IL 60603

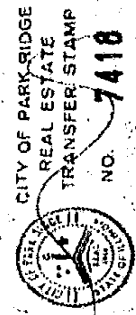
State of Illinois, I, John B. Murnighan, a Notary Public in and for said County, in County of Cook, do hereby certify that Conrad S. Kristmann and Dorothy Kristmann, husband and wife

personally known to me to be the same person, S. whose names S. 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 use and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and official seal this 18th day of June, 1993



John B. Murnighan, Notary Public

Conrad S. Kristmann
14 S. Seminary, Park Ridge, Illinois 60068



This space for affixing Riders and Revenue Stamps

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Document Number

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Property of Cook County Clerk's Office

DEPT-11 TORRENS
150013 TRAM 2458 08/01/98 13:05:00
COOK COUNTY RECORDER
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DEPT-11 TORRENS
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COOK COUNTY RECORDER
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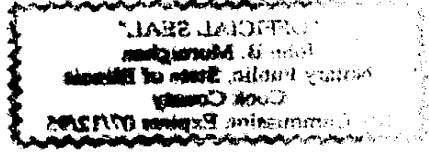
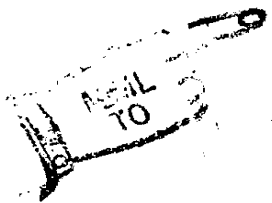
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Chicago 60603

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1405 TERRIBORN

John B. MURPHY
MAIL TO



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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 Dec 3, 1993 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 3rd day of Dec 19 93.
Notary Public [Signature]

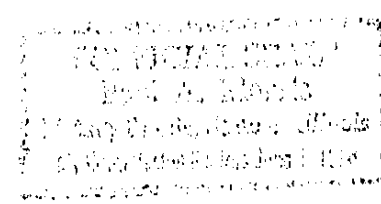
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated Dec 3, 1993 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 3rd day of Dec 19 93.
Notary Public [Signature]

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



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