

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor's **FANNIE LITTLEJOHN** now known as **FANNIE JACOBS** and **MCKINLEY JACOBS**

95674371

of the County of Cook and State of Illinois for and in consideration of Ten----- dollars, and other good and valuable considerations in hand paid, conveys and warrants unto the **BEVERLY TRUST COMPANY**, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the 8th day of September 1995, known as Trust Number 8-9640, the following described real estate in the County of Cook and State of Illinois, to-wit:

DEPT-01 RECORDING \$25.00  
197777 TRAN 0507 10/04/95 13:10:00  
17220 \$ 51K \*--95-674371  
COOK COUNTY RECORDER

(Reserved for Recorder's Use Only)

Lot 1793 in Frederick's H. Bartlett's Greater Chicago Subdivision Number 4, a Subdivision of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{2}$  of the Northwest  $\frac{1}{2}$  of Section 15, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to the provisions of the Chicago Ordinance for the collection of the Chicago Property Tax Ordinance.

9-27-1995  
Date

*McKinley Jacobs*  
Buyer, Seller or Representative

Permanent Tax Number: 25-15-115-020

Commonly known as: 10459 S. Prairie Chicago, Illinois 60628

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, 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 leases 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 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 that 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 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

Street address of above described property:

10459 S. Prairie Chicago, Illinois

Executed and acknowledged at Paragraph "E", Section

9, of the Recorder's Office

Date: SEPT. 27, 1995

Buyer, Seller or Representative

95674371

NO TAXABLE CONSIDERATION

*JSP*

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authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (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.

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

And the said grantor 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 aforesaid has hereunto set hand and seal this 13th day of September 19 95.

*Fannie Littlejohn* (Seal) *Fannie Jacobs* (Seal)  
 FANNIE LITTLEJOHN N/K/A FANNIE JACOBS  
 MCKINLEY JACOBS (Seal) *Mckinley Jacobs* (Seal)

STATE OF ILLINOIS  
COUNTY OF COOK SS

I, The undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that FANNIE LITTLEJOHN N/K/A FANNIE JACOBS and MCKINLEY JACOBS

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.

"OFFICIAL SEAL"  
 PATRICIA A. RALPHSON  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 8/22/99

Given under my hand and Notarial Seal this 13th day of September 19 95  
*Patricia A. Ralphson*  
Notary Public

95674371  
If this recorded instrument to:  
Beverly Trust Company  
10312 S. Cicero Avenue  
Box 90  
Oak Lawn, Illinois 60453

Mail future tax bills to:

This instrument prepared by:  
Patricia Ralphson  
Beverly Trust Co.  
10312 S. Cicero  
Oak Lawn, Illinois 60453

 Beverly Trust Company

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## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 September 13, 1995 1995

*McKinley Jacobs*  
GRANTOR OR AGENT

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK    )

Subscribed and sworn to before me this 13th day of September, 1995.



My commission expires:

*Patricia A. Ralphson*  
Notary Public

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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 September 13, 1995

*McKinley Jacobs*  
GRANTEE OR AGENT

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK    )

Subscribed and sworn to before me this 13th day of September, 1995.



My commission expires:

*Patricia A. Ralphson*  
Notary Public

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 a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act)

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