

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS STATUTORY  
(Individual to Individual)

MAIL TO: RECORDERS BOX 22  
Richard B. Nelson  
Easy Life Real Estate  
4101 W. North Avenue  
Chicago, IL 60639

95849284

DEPT-01 RECORDING \$23.50  
T#0001 TRAN 1166 12/06/95 15:27:00  
#0784 + JM \*-95-849284  
COOK COUNTY RECORDER

### NAME & ADDRESS OF TAXPAYER

Dale A. Miller  
Susan G. Miller  
265 Hawthorn  
Glencoe, IL 60022

RECORDER'S STAMP

THE GRANTOR(S) Dale A. Miller and Susan G. Miller, His Wife in Joint Tenancy  
of the Village of Glencoe County of Cook State of Illinois  
for and in consideration of Ten and 00/100 DOLLARS

and other good and valuable considerations in hand paid, NEW  
CONVEY(S) AND WARRANT(S) to Richard B. Nelson PIONEER BANK AND TRUST,  
TRUSTEE, TRUST NO. 23553 DATED JUNE 6, 1983

(GRANTEES' ADDRESS) 4000 W. North Avenue  
of the City of Chicago County of Cook State of Illinois  
all interest in the following described real estate situated in the County of Cook, in the State of Illinois,

to wit:  
THE EASTERLY 72 FEET OF THE WESTERLY 211 FEET OF LOTS 6 AND 7 AND  
SOUTHERLY 21 FEET OF THE EASTERLY 72 FEET OF THE WESTERLY 211 FEET OF  
LOT 8 IN BLOCK 10 IN GLENCOE, A SUBDIVISION OF PARTS OF SECTIONS 5, 6,  
7 and 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

SEE TRUSTEE POWERS ATTACHED HERETO AND MADE A PART HEREOF.

NOTE: if additional space is required for legal - attach on separate  
8-1/2" x 11 sheet, with a minimum of 1/2" clear margin on all sides. 95849284

LAND TITLE GROUP, INC.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 05-07-213-030  
Property Address: 265 Hawthorn, Glencoe, Illinois 60022

Dated this 31st day of August 1995  
Dale A. Miller (Seal) Susan G. Miller (Seal)  
Susan G. Miller (Seal) Susan G. Miller (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

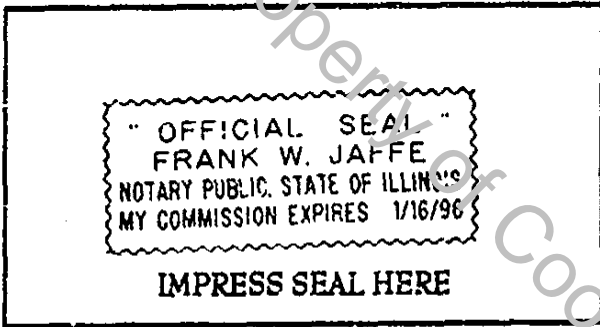
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STATE OF ILLINOIS ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DALE A. MILLER AND SUSAN G. MILLER, HIS WIFE 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 they signed, sealed and delivered the 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 31 day of August, 1995.

My commission expires on 1/16, 1996. Notary Public



\_\_\_\_\_ COUNTY - ILLINOIS TRANSFER STAMP

\* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:

Frank W. Jaffe  
105 W. Madison #300  
Chicago, IL 60602

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4,

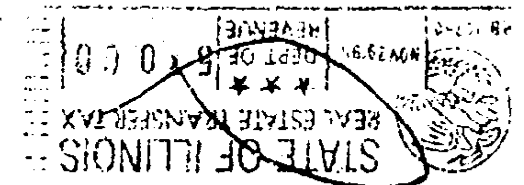
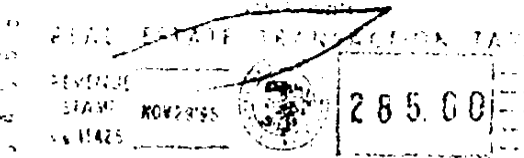
REAL ESTATE TRANSFER ACT

DATE: \_\_\_\_\_

Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: ( 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: ( 55 ILCS 5/3-5022).

45861856  
95849251



TO \_\_\_\_\_  
FROM \_\_\_\_\_

WARRANTY DEED  
ILLINOIS STATUTORY

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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 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 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.

This conveyance is made upon the express understanding and conditions that neither Pioneer Bank & Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provision of this Deed or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into 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 attorney-in-fact, hereby irrevocably appointed for such purposes, 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 so 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 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.

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