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COOK COUNTY RECORDER

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**WARRANTY DEED IN TRUST**

This Indenture Witnesseth that EMILIE HUTTER, (f/k/a EMILIE GILARDONE, a widow, not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to EMILIE HUTTER, of 4439 N. Mason, Chicago, IL 60630, not personally but solely as Trustee ("said trustee") under the provisions of a trust agreement dated the 8th day of December, 1993, and known as THE EMILIE GILARDONE HUTTER TRUST, and unto all and every successor or successors in trust under said trust agreement, the following described real estate located in the County of Cook, and State of Illinois to wit:

**BLOCK 6 IN WALTER G. McINTOSH'S WELDON AVENUE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 48 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: 13-17-225-001

Address of Property: 4439 N. Mason, Chicago, IL 60634

TO HAVE AND TO HOLD the said premises with the appurtenances thereon to the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 lease, to commence in present or in 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 essential 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

# UNOFFICIAL COPY

for 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 hereunder; (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 hereby expressly waives and releases any and all right or benefit, providing for the exemption of homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 21st day of December, 1995.

Emilie Hutter (SEAL)

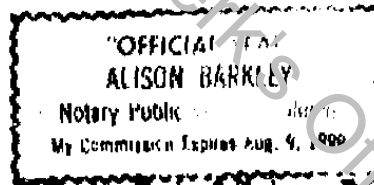
EMILIE HUTTER, f/w/a EMILIE GILARDONE

State of Illinois )  
                          ) ss.  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EMILIE HUTTER, f/w/a EMILIE GILARDONE, a widow, not since remarried, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 21st day of December, 1995.

Alison Barkley  
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY: Alison Barkley, Esq., Schuyler, Roche & Zwirner, P.C., 1403 Orrington Ave. Suite 1190, Evanston, IL 60201

MAIL TO:

Alison Barkley, Esq.  
Schuyler, Roche & Zwirner, P.C.  
1403 Orrington Ave., Suite 1190  
Evanston, IL 60201

SEND SUBSEQUENT TAX BILLS TO:

Emilie Hutter as Trustee  
4409 N. Mason  
Chicago, IL 60630

Recorder's Office Box No. 272

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.

DATED 12/19/95, Alison Barkley  
NOTARY PUBLIC, REPRESENTATIVE

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# UNOFFICIAL COPY

GRANTOR: Emilie Hutter f/k/a Emille Gilardone

GRANTEE: Emilie Hutter as Trustee u/w/a dated December 8, 1995, and known as THE EMILIE GILARDONE HUTTER TRUST

ADDRESS OF PROPERTY: 4459 N. Mason, Chicago, IL 60630

PIN: 13-17-226-001

## STATEMENT BY GRANTOR AND GRANTEE

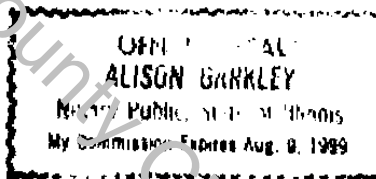
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 12-8, 1995.

Signature: Emilie Hutter  
Emilie Hutter f/k/a Emille Gilardone

Subscribed and Sworn to before me by the said Emilie Hutter, this 8th day of December, 1995.

Notary Public



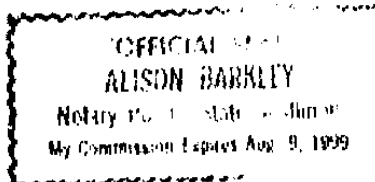
The grantee or her agent affirms and verifies that, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 12-8, 1995.

Signature: Emilie Hutter  
Emilie Hutter as Trustee

Subscribed and Sworn to before me by the said Emilie Hutter, this 8th day of December, 1995.

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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABL to be recorded in Cook County, Illinois, if except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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