

DEED IN TRUST

(WARRANTY)

UNOFFICIAL COPY

95002364

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor s DONALD E. DUNCAN and LAVADA F. DUNCAN, his wife

of the County of Cook and State of Illinois for and in consideration of the sum of TEN AND NO/100 Dollars (\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged. Convey and Warrant unto Gladstone-Norwood Trust & Savings Bank an Illinois banking corporation of Chicago Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 24th day of MARCH 1993, and known as Trust Number 172B the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 1 IN BLOCK 11 IN SECOND ADDITION TO LEYDEN GARDENS, BEING A SUBDIVISION OF THE EAST TWO THIRDS OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST HALF OF THE WEST TWO THIRDS OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF SAID NORTH EAST QUARTER) IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-33-213-011

95002364

Commonly known as: 2156 N. RUBY STREET LEYDEN TOWNSHIP, ILLINOIS 60164

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement as forth

Full power and authority is hereby granted to said Trustee with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, erect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to rebuild, reconstruct and real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the full estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or enjoyment, by leases to commence in the present or in the 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 real estate, or any part thereof, for other real or personal property, to grant assignments or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as 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, or any successor in trust, or relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said trust property 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 Deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained herein and in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 the said Trustee or his predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantor, either individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment, 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 provisions of this Deed or said Trust Agreement or any amendment thereto, 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 such and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention being to vest in the Trustee the entire legal and equitable title in fee simple, and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Register of Titles is hereby directed not to register, and 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 waives and releases any and all right or benefit under and by virtue of any will or 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 hands and seals this 27th day of MARCH 1993.

Donald E. Duncan (Seal) DONALD E. DUNCAN

Lavada F. Duncan (Seal) LAVADA F. DUNCAN

STATE OF ILLINOIS COUNTY OF COOK ss

I, WILLIAM J. GROSS a Notary Public in and for said County, in the State aforesaid, do hereby certify that DONALD E. DUNCAN and LAVADA F. DUNCAN, 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 had, 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.

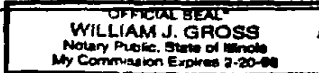
GIVEN under my hand and Notarial Seal this 27TH day of MARCH 1993

Commission expires 2/20/94 19

Notary Public Signature

Document Prepared By:

WILLIAM J. GROSS



ADDRESS OF PROPERTY:

2156 N. RUBY STREET

6153 N. MILWAUKEE AVENUE

CHICAGO, ILLINOIS 60646

LEYDEN TOWNSHIP, IL 60164 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO

Name

Address

2550

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DEPT-01 RECORDING \$25.50 196666 TRAM 3387 01/03/93 15:37:00 #9412 # LC # -95-002364 COOK COUNTY RECORDER

Handwritten signatures and notes, including '1-3-95' and 'S. Williams'.

DOCUMENT NUMBER

RETURN TO



**GLADSTONE-NORWOOD
TRUST & SAVINGS BANK**
100 WEST 37TH AVENUE
CHICAGO, ILLINOIS 60618
TELEPHONE 312-460-1000

TRUST NO _____



UNOFFICIAL COPY

DEED IN TRUST

(WARRANTY DEED)

TO _____

**GLADSTONE-NORWOOD TRUST
& SAVINGS BANK**

Chicago, Illinois

TRUSTEE

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT TRANSACTION CERTIFICATION

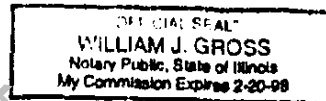
CERTIFICATION OF GRANTOR

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 in 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.

Donald J. Duncan
Grantor

Arada J. Duncan
Grantor

Subscribed and sworn to before me this
3rd day of January, 1995
William J. Gross
Notary Public



CERTIFICATION OF GRANTEE

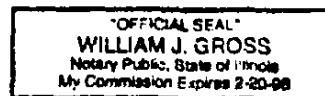
The name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire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

Arada J. Duncan
Grantee

95002054

Grantee

Subscribed and sworn to before me this
3rd day of January, 1995
William J. Gross
Notary Public



UNOFFICIAL COPY

Property of Cook County Clerk's Office