

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

95048288

MAIL TAX BILLS TO;

MICHAEL REALTY  
5777 W HIBBINS  
CHICAGO, IL 60630

SAS 9/18/95

RETURN DEED TO FIRST OF AMERICA BANK-NORTHEAST ILLINOIS, N.A. AS FOLLOWS:

C/O MICHAEL M. DURIC  
5371 W LAWYER AVE  
CHICAGO, IL 60630



✓

THIS INDENTURE WITNESSETH, That the Grantor(s) John W. Murff and Deborah C. Murff, his wife, as joint tenants,

of 4443 W. Armitage  
in the city of Chicago  
of the County of Cook  
and State of Illinois

for and in consideration of Ten and 00/100-----  
dollars, and other good and valuable considerations in hand  
paid, Convey \_\_\_\_\_ and warrant \_\_\_\_\_  
unto FIRST OF AMERICA BANK-NORTHEAST  
ILLINOIS, N.A., an Illinois corporation, its successor or  
successors, as Trustee under a trust agreement dated the  
5th day of January, 1995, known as Trust  
Number 2916, the following described real estate in  
the County of Cook, and State of Illinois, to-wit:

LOTS 3, 4 AND 5 (EXCEPT THE WEST 7.29  
FEET THEREOF) IN BLOCK 2 IN GROSS  
ARMITAGE AVENUE ADDITION TO CHICAGO,  
BEING A SUBDIVISION OF THE NORTHEAST 1/4  
OF THE NORTHEAST 1/4 OF THE SOUTHWEST  
1/4 OF SECTION 34, TOWNSHIP 40 NORTH,  
RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-34-303-046

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

RECORDED \$27.50  
95048288 09:50:00  
95048288  
RECORDED

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The above space for recorder's use only.

28 50

SAS - A DIVISION OF INTERCOUNTY

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2011/01/01

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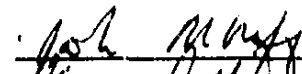
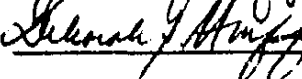
Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or anypart thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals; to partition the real estate; to exchange the real estate or any part thereof for other property either real or personal; to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof; and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

And the said grantor<sup>s</sup> 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<sup>s</sup> aforesaid have hereunto set their hand s and seals this 12th day of January, 1995.

  
\_\_\_\_\_  
  
\_\_\_\_\_  
(SEAL) (SEAL)

\_\_\_\_\_  
\_\_\_\_\_  
(SEAL) (SEAL)

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State of ILLINOIS )  
 ) SS  
County of COOK )

I, Sail Maker, a Notary Public in and for said County, in the state aforesaid, do hereby certify that John W. Murff and Deborah G. Murff personally known to me to be the same persons whose names 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.

Given under my hand and notarial seal this  
12 day of January,  
19 95.



Sail Maker  
Notary Public

#### ADDRESS OF PROPERTY

4443 W. Armitage  
Chicago, IL 60639

This Instrument Prepared By:  
Nicholas M. Duric  
5371 W. Lawrence Ave.  
Chicago, IL 60630

The above address is for statistical information only and is not a part of this deed.

Rev 10/94

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12/1/03

PROPERTY TAX LABEL

CITY OF CHICAGO  
DEPARTMENT OF REVENUE  
3375011

REAL ESTATE TAX  
REVENUE DEPARTMENT