

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

95209236

174230837

SAS - A DIVISION OF INTERCOUNTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, STEVEN HALVORSEN AND ANN HALVORSEN,
 Husband and Wife
 of the County of Cook and State of Illinois, for and in consideration
 of Ten (\$10) Dollars and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and
 Warranty was MID TOWN BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as an
 Illinois banking corporation under the laws of the State of 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 30th day of January, 1995, and
 known as Trust Number 1963, the following described real estate in the County of Cook
 and State of Illinois, to wit:

Lot 58 In O.J. Rose's Subdivision of Block 27 in Sheffield's Addition
 To Chicago, Being A subdivision of Part of the Southeast 1/4 of Section 31,
 Township 40 North, Range 14, East of The Third Principal Meridian, According
 to the Plat Thereof, Recorded November 19, 1853, In Book 49 of Maps, Page 53,
 In Cook County, Illinois

SUBJECT TO

DEPT-01 #23.50
 T:9997 TRAN 7514 03/29/95 09:40:00
 \$7078 & DW * 95-209236
 COOK COUNTY RECORDER

Real Estate Tax # 14-31-420-032
 TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the Trust, 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 approve, manage, prevent and execute said real estate or any part thereof, to dedicate parts, streets, highways or
 alleys and to vacate any subdivision or part thereof, and to redivide said real estate in whole or in part, to contract to sell, to grant options to purchase, to sell on any lease, to convey
 either with or without consideration, to convey and real estate or any part thereof to a successor or successors in trust or in fee, to lease, to mortgage, to sell, to lease and real estate, or any
 estate, present and unborn, to grant, to dedicate, to mortgage, to sell, to lease, to convey or any part thereof, to lease and real estate, or any
 part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, for any term or terms and for any period or periods of time, and including in the
 case of any lease for a term of 99 years, and to renew or extend lease upon any lease and for any term or terms of time and to amend, change or modify lease and the terms
 and provisions thereof at any time or times hereafter, to accept or make leases and to grant options to lease and options to purchase the whole or any part of
 the premises and to contract regarding the manner of doing the same or future contracts, to purchase or to exchange said real estate, 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 to execute any agreement in 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 it may in its wisdom 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, in relation to said real estate, or to any part thereof shall be conveyed, con
 veyed to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application for any part of the same, rent or money hereafter advanced on said
 real estate, or be obliged to see that the terms of this deed have been complied with, or be obliged to inquire into the validity, in any way or in any manner of any act of said Trustee, or be
 obliged or privileged to require any act of the terms of said Trust Agreement, and every deed, lease, mortgage, lease or other instrument executed by said Trustee, or any successor in
 trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of Illinois) relying upon or claiming under any such con
 veyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this instrument as by said Trust Agreement was in full force and effect, (b) that such con
 veyance or other instrument was executed in accordance with the terms, conditions and limitations contained in the instrument and in said Trust Agreement, and at all contingencies thereof, if
 any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to do done and deliver every such deed, lease, deed,
 mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors have been properly appointed and are
 fully vested with all the title, estate, rights, powers, authorities, duties and obligations of an, he or their predecessors, in trust.
 The conveyance is made upon the express understanding and condition that neither Mid Town Bank and Trust Company of Chicago, nor any person acting as Trustee, nor its successors or
 successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or he or they do or do not do or cause to do or cause to do
 about the real estate or under the provisions of this Deed or said Trust Agreement or any instrument thereon, or for any act or omission to act or cause to act in or about said real estate
 or any part of such liability being hereby expressly waived and released. Any receipt, obligation or indebtedness incurred or contracted by the Trustee in connection with said real estate
 may be traced to it by or in the name of the Trust Agreement and said Trustee or any other person in the name of the Trustee, or any other person, or as agent of the Trustee, or as
 Trustee, or as an agent of the Trustee, or as an agent of the Trustee, or as an agent of the Trustee, or as an agent of the Trustee, or as an agent of the Trustee, or as an agent of the Trustee, or as an agent of the Trustee,
 in no case except only as to the real estate and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All the tax and corporation
 liabilities and obligations shall be charged with interest at the actual possession of the Trustee from the date of the filing for record of this Deed.
 The receipt 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 to the extent, amount and
 proceeds arising from the sale or any other disposition of said real estate, and such receipt 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 in such, but only an interest in the proceeds, principal and proceeds thereof to be received, the monies hereof being held in trust for said Mid Town
 Bank and Trust Company of Chicago for the use and benefit of the Trust, and as to all of the real estate above described.
 If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles in Illinois is hereby directed not to register or issue a certificate of title in the name thereof, or
 otherwise, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided, said Trustee
 shall not be required to provide the said Registrar with a copy thereof, or any certificate hereof, as evidence that any transfer, charge or other dealing involving the real estate is in
 conformity with the true intent and meaning of the trust.
 And the said parties 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, relating
 to the exemption of homesteads from sale or execution or otherwise.

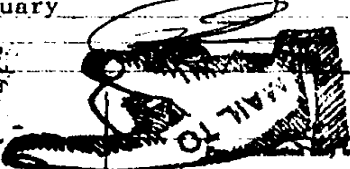
In Witness Whereof, the grantor 2 above said have VE hereunto set their hand 5 and
 seal 5 this 28th day of February, 19 95

Steven Halvorsen (SEAL) Ann Halvorsen (SEAL)
 STEVEN HALVORSEN (SEAL) ANN HALVORSEN (SEAL)

State of Illinois } SS. Angela Koconis-Gibson a Notary Public in and for said County, in
 County of Cook } the state aforesaid, do hereby certify that Steven Halvorsen and Ann Halvorsen
 Husband and Wife

personally known to me to be the same persons as whose name is 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. I read my hand and entered seal this 28th day
 of February, 19 95

ANGELA KOCONIS-GIBSON
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 02-28-1997



Return to:
 Mid Town Bank and Trust Company of Chicago
 2021 North Clark St.
 Chicago, Ill. 60614
 ATTN: Trust Dept.
 TRJ I.R.I.

This space for affixing Return and Revenue Stamp

95209236

Document Number

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UNOFFICIAL COPY

CITY OF CHICAGO



1175 00

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

CITY OF CHICAGO



1000 00

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

CITY OF CHICAGO



5000 00

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

Property of Cook County Clerk's Office

126100

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

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