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WARRANTY DEED IN TRUST

Form 771

Perfection Legal Forms, Rockford, IL 61101

THIS INDENTURE WITNESSETH.

That the Grantor

Lillie Washington a widow

of the County of Cook

and State of Illinois

for and in consideration of
Ten _____ Dollars,

and other good and valuable considerations in
hand paid, receipt of which is hereby
acknowledged, Convey^B _____ and

Warrant^g _____ unto
Capital Bank & Trust

whose address is 4801 W. Fullerton Chicago, Illinois

as Trustee under the provisions of a trust agreement dated the 29th day of June, 19 89,

known as Trust Number 1820 (and in the event of the death, resignation, refusal or liability of the said grantee
to act as such Trustee, then unto _____

as Successor in Trust with like powers, duties and authorities as are vested in the said grantee as such Trustee) the following
described real estate in the County of Cook and State of Illinois, to-wit:

LOT 26 AND THE NORTH 1/4 OF LOT 27 IN BLOCK 2
IN DOUGLAS PARK BLVD. BOHEMIAN LAND
ASSOCIATION SUBDIVISION IN THE NORTHWEST 1/4
OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

16-23-116-036
1450 S. AVERS, CHICAGO

ATTORNEY GENERAL
TITLE NETWORK, INC.

95282573

AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph _____"
Section 4, Real Estate Transfer Tax Act.

Date _____

Buyer, Seller or Representative _____

(Continue legal description on reverse side)

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REAL ESTATE DEPT. COUNTY CLERK
TRANSACTIONS
APR 25 1985

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

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 in 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 mend, 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 changes 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.

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 land 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.

And the said grantor _____ 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.

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FORM 771 - WARRANTY DEED IN TRUST

And the said grantor _____ 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 _____ aforesaid has _____ hereunto set her hand and seal this 23rd day of February 19 95

Lillie Washington (SEAL) _____ (SEAL)

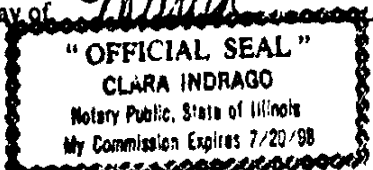
(SEAL) _____ (SEAL)

STATE OF ILLINOIS

COOK COUNTY

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, That Lillie Washington personally known to me to be the same person she whose name _____ subscribed to the foregoing instrument, as having executed the same, appeared before me this day 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 seal _____ set, this 3rd day of March A.D. 19 95.



Clara Indrago
Notary Public.

Future Taxes to Grantee's Address ()
OR to Richard Nelson
4101 W. North Ave
CHICAGO, IL 60639

Return this document to:
Palladiretti & Associates
4321 N. Easton Ave
Chicago, IL 60641

This Instrument was Prepared by: Martin Y. Joseph
Whose Address is: 205 W. Wacker Suite 2322 Chicago, IL. 60606



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