

# UNOFFICIAL COPY

WARRANTY  
DEED IN TRUST

CAPITOL BANK AND TRUST

96431511

DEPT-11 109958

\$25.50

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47257 CT \*-96-431511  
COOK COUNTY RECORDER

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, MUNICIPAL TAX DEEDS, INC., an Illinois corporation of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100ths Dollars, (\$ 10.00), in hand paid and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Warranty S unto CAPITOL BANK AND TRUST, an Illinois Banking Corporation whose address is 4801 West Fullerton, Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, its successor or successors, as Trustee under the provisions of a certain Trust Agreement dated the 6th day of May, 19 96, known as Trust Number -2743-, the following described real estate in the County of Cook

in said State of Illinois, to wit:

Lot 17 (except the North 10 feet thereof) and Lot 18 in Block 5 in Beck's Sub-division of the Southwest Quarter of the Southwest Quarter of Section 21, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index No. 20-21-321-033

Commonly known as 7040-7042 S. Emerald, Chicago, IL 60621

(NOTE: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

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 set 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, protect 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 resubdivide said 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 title, 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 reversion 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 easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement 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 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 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 said 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 the 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

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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 trusts, 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 its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantee, neither 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 each 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 hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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.

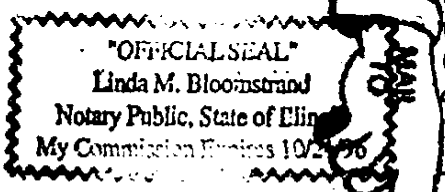
And the said grantor hereby expressly waives and release S any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sales on execution or otherwise.

IN WITNESS WHEREOF, the Grantor \_\_\_\_\_ aforesaid has hereunto set its hand and seal this 6th day of May 1996

(SEAL) By: Barrett Rochman (SEAL) President  
Kenneth Rochman (SEAL) Secretary  
Municipal Tax Deeds, Inc.

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 Barrett Rochman President and Kenneth Rochman Secretary of Municipal Tax Deeds, Inc., an Illinois Corporation, personally known to me to be the same person S, 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 6th day of May 1996

Linda M. Bloomstrand  
Notary Public  
My Commission Expires: October 21, 1996

MAIL DEED TO: Mr. Richard D. Slickman Attorney at Law 111 W. Washington #1025 Chicago, Illinois 60602

ADDRESS OF PROPERTY: 7040-7042 S. Emerald Chicago, IL 60621

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

This instrument was prepared by: (Name) SAME (Address) \_\_\_\_\_

Mail subsequent tax bills to: Northern Illinois Securities, Inc. (Name) \_\_\_\_\_ (Address) 205 W. Randolph Suite #1125 Chicago, Illinois 60606

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 and Cook County Ord. 93-0-27 par E

Date 6/6/96 Sign. J. Strain

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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 and hold title to real estate under the laws of the State of Illinois.

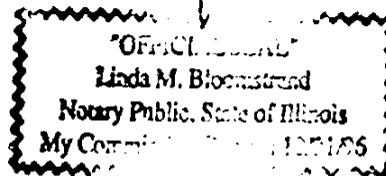
Dated June 5, 1996

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said Richard D. Glickman this 5th day of June, 1996.

Notary Public \_\_\_\_\_



The grantee or his/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.

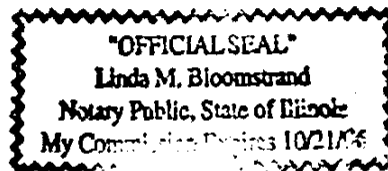
Dated June 5, 1996

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said Richard D. Glickman this 5th day of June, 1996.

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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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