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WARRANTY DEED

RETURN TO: M. Boatright
Attorney at Law
4013 N. Milwaukee Avenue
Chicago, IL 60641

DEPT-01 RECORDING \$25.50
T#0011 TRAN 2205 06/26/96 15:52:00
#0756 : RV *-96-494757
COOK COUNTY RECORDER

SEND SUBSEQUENT TAX BILLS TO:
JOHN P. COURSEY
6295 N. Hiawatha Avenue
Chicago, IL 60646

THE GRANTORS, MICHAEL J. WILLIAMSON and SUSAN M. WILLIAMSON, (formerly known as SUSAN M. EMERY, Husband and Wife, of the City of Chicago, County of Cook and STATE OF ILLINOIS, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to

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~~JOHN P. COURSEY AND JOAN C. COURSEY, Co-Trustees of the JOHN P. COURSEY TRUST dated January 19, 1993, an undivided one-half interest; and JOHN P. COURSEY and JOAN C. COURSEY, Co-Trustees of the JOAN C. COURSEY TRUST dated January 19, 1993, an undivided one-half interest, as Tenants in Common.~~
John P. Coursey and Joan C. Coursey
Co-Trustees of the JOHN P. COURSEY TRUST dated January 19, 1993, an undivided one-half interest; and JOHN P. COURSEY and JOAN C. COURSEY, Co-Trustees of the JOAN C. COURSEY TRUST dated January 19, 1993, an undivided one-half interest, as Tenants in Common.

Lot 19 (except the Northeasterly 15 feet) in Block 5 in Becker's Cicero Devon Addition to Chicago a Subdivision of Part of Lots 12, 13, 15 and 20 in Subdivision of Bronson's part of Caldwell's Reserve in Township 10 and 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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Subject to: Covenants, conditions and restrictions of record; utility easements; leases and tenancies; real estate taxes for 1995 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. The rights and duties of the co-trustees as shown on Exhibit A attached.

Permanent Tax No. 13 04 215 056
Address: 6295 N. Hiawatha Avenue Chicago, IL 60646

Dated this 25th day of June, 1996.

FIRST AMERICAN TITLE

Michael J. Williamson
MICHAEL J. WILLIAMSON

Susan M. Williamson
SUSAN M. WILLIAMSON

1061
CL 95912

Susan M. Emery
SUSAN M. EMERY

877
96780
*COV...
*REV...
*...

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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that

MICHAEL J. WILLIAMSON and SUSAN M. WILLIAMSON, FORMERLY KNOWN AS SUSAN M. EMERY, Husband and Wife

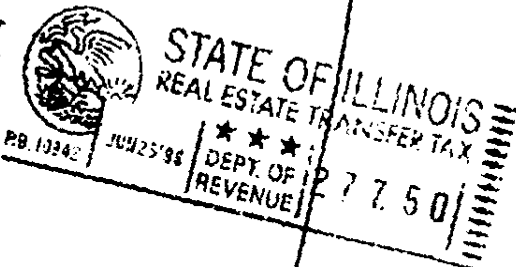
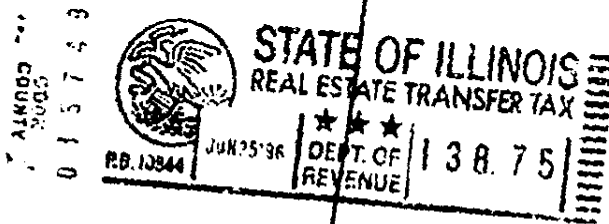
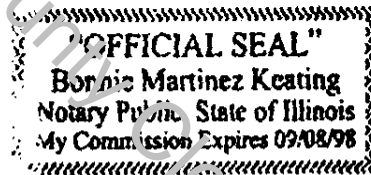
personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 25th day of June, 1996

Bonnie Martinez Keating
Notary Public

Prepared by:

Bonnie M. Keating
Attorney at Law
6230 N. Leona Avenue
Chicago, IL 60646



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Notary's Office

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 praesenti or in futuro, 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 property, 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 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 it, 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 lands 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.

EXHIBIT A

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