

UNOFFICIAL COPY

Southwest
Financial Bank and Trust Company

WARRANTY DEED IN TRUST

This Indenture Witnesseth, That the Grantor
CHRISTOPHER MARLOWE AND
SUSAN MARLOWE, HIS WIFE,
900 Charles Street, Crest, IL. 60417

96537326

of the County of Will
Illinois
and the State of _____

for and in consideration of TEN (\$10.00)

**COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE**

_____ Dollars,
and other good and valuable consideration in hand
paid. Convey _____ and Warranty _____ unto
Southwest Financial Bank and Trust Company, an
Illinois banking corporation, its successor or suc-
cessors as Trustee under the provisions of a trust

agreement dated the 10th day of June 19 96 known as Trust Number #1-1157

the following described real estate in the County of Cook and State of Illinois, to-wit: 07/12/96

07/12/96 0013 MCH 11:32
RECORDING 29.00
MAIL 0.50
96537326 #
0013 MCH 11:32

SEE LEGAL DESCRIPTION ATTACHED HERETO AND EXPRESSLY MADE PART HEREOF:

Subject to real estate taxes for 1995 and subsequent years, and to easements, conditions, covenants and restrictions of record.

Property Address: 17023 South Harlem Avenue, Unit 3, Tinley Park, Illinois 60477

Permanent Real Estate Index No. 28-30-112-016-1003

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said 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 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.

96537326

29.50

ENTERPRISE LAND TITLE, LTD.

EO/010/96

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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 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 us, 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 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 cases made and provided.

And the said grantor S 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 S aforesaid has HAVE hereunto set THEIR hand S and seal S this 21st day of June, 1996

(SEAL) Christopher Marlowe Susan Marlowe (SEAL)

State of Illinois
County of Will

I, _____ the undersigned, _____ a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ CHRISTOPHER MARLOWE AND SUSAN MARLOWE, HUSBAND AND WIFE, _____ personally known to me to be the same person S whose name S ARE _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledges 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 seal this 21st day of June A.D. 1996

After Recording Mail to: SOUTHWEST FINANCIAL BANK AND TRUST COMPANY
9901 S. Western Ave.
Chicago, Illinois 60643
(312) 779-6000

Notary Public
Barbara R. Kirov
Notary Public, State of Illinois
My Commission Expires 2-28-99

Prepared By: JOHN B. PETRULIS, ATTORNEY
301 White Street, 2 F
Frankfort, Illinois 60423
815-469-6299

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UNIT NUMBER 3, IN CREEKVIEW II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 5 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 10 IN KIMBRE'S OAK PARK AVENUE ESTATES, BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT PART OF DRAINAGE DITCH CONVEYED BY DOCUMENT 377150) AS PER PLAT RECORDED APRIL 25, 1929 AS DOCUMENT 10351098 IN COOK COUNTY, ILLINOIS AND EXCEPT THAT PART BOUNDED AND DESCRIBED AS FOLLOWS WHICH WAS CONDEMNED FOR THE BENEFIT OF THE STATE OF ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 (ALSO BEING THE EAST LINE OF HARLEM AVENUE) A DISTANCE OF 30.0 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 46.409 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID LOT 5; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF SAID LOT 5 A DISTANCE OF 55.25 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" MADE BY STANDARD BANK AND TRUST COMPANY, AN ILLINOIS

BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 12, 1989 KNOWN AS TRUST NUMBER 12438 AND RECORDED AS DOCUMENT 91093710 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

IBT #
1174-8184

STATE OF ILLINOIS
JUL--96 10850
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 966888

IBT #
1174-8184

STATE OF ILLINOIS
JUL--96 02650
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE 966888

Cook County
REAL ESTATE TRANSACTION TAX
JUL--96 05430
REVENUE STAMP 963204

ILLINOIS
REAL ESTATE TRANSACTION TAX
JUL--96
REVENUE STAMP 963204

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CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number

If you do not have enough room for your full name, just your last name will be adequate

Property index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

PIN:

28 - 30 - 112 - 016 - 1003

NAME

SW FIN BK 4 TR #1-1157

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

17023 S HARLEM UNIT 3

CITY

TINLEY PARK

STATE:

IL

ZIP:

60477 -

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

17023 S HARLEM UNIT 3

CITY

TINLEY PARK

96537326

STATE:

IL

ZIP:

60477 -

FILED

JUL 11 1996

COOK COUNTY TREASURER

96537326

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