

TRUST

WARRANTY

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DEPT-01 RECORDING \$25.50
T#0012 TRAN 2962 06/03/94 11:37:00
#2186 + SK *-94-495440
COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, FRANK X. BILLMEIR and MARYANN BILLMEIR, his wife

of the County of Lake and State of Indiana for and in consideration of Ten and no/100ths (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and warrant unto FIRST CHICAGO TRUST COMPANY OF ILLINOIS, an Illinois corporation, of Wheaton, Illinois its successor or successors, as Trustee under a trust agreement dated 1994, known as Trust Number 10-483, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot Eighty One (81) in Parson and McCaffery's Addition to Chicago in the West Half (1/2) of the Southeast Quarter (1/4) of Section 2, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 4633 S. Archer Avenue, Chicago, Illinois 60632

(Permanent Index No.: 19 - 02 - 424 - 003 - 0000)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the use and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the whole or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the 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 the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in perpetuity or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases on any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts to make leases in manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, in either similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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.

And the said grantor S hereby expressly waive and release 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 by VE hereunto set their hand S and seal S this day of 1994.

FRANK X. BILLMEIR (SEAL) MARYANN BILLMEIR (SEAL)

I hereby declare that the attached Deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

This space for affixing Riden and Revenue Stamps
Dated: 4-7-94
Maryann Billmeir

THIS DEED IS BEING RE-RECORDED TO CORRECT THE CHAIN OF TITLE

FIRST CHICAGO Trust Company of Illinois
218 East Wesley Street
Wheaton, IL 60187

ADDRESS OF PROPERTY:
4633 South Archer Avenue
Chicago, Illinois

THIS DOCUMENT WAS PREPARED AND DRAFTED BY
Robert J. Ross, Esq.
1 N. LaSalle St - Ste. 1721
Chicago, IL 60602

RECORDER'S OFFICE BOX NO

25 SF

UNOFFICIAL COPY

State of Indiana)
County of Lake) ss. I, Kevin Krupa, a Notary Public in and for said County, in
the state aforesaid, do hereby certify that Frank X. Billmeir and Maryann
Billmeir

personally known to me to be the same persons whose name s 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 11 day of 11/11 1997

"OFFICIAL SEAL"
KEVIN KRUPA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/9/97

Property of Cook County Clerk's Office

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