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WARRANTY
DEED IN TRUST

96705261

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DEPT-01 RECORDING \$25.50
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 #3576 # LM #--96--705261
 COOK COUNTY RECORDER

CAPITOL BANK AND TRUST

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^B and Warrant^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 30th day of August, 1996, known as Trust Number -2788-, the following described real estate in the County of Cook in said State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED.

Permanent Index No. 16-13-110-039

Commonly known as 2936 W. Adams, Chicago, IL 60612

(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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LEGAL DESCRIPTION RIDER ATTACHED TO AND MADE A PART OF THAT CERTAIN WARRANTY DEED IN TRUST, WHEREIN MUNICIPAL TAX DEEDS, INC., GRANTOR, IS CONVEYING THE PROPERTY DESCRIBED BY PERMANENT INDEX NO. 16-13-110-039, COMMONLY KNOWN AS 2936 W. ADAMS, CHICAGO, IL 60612, TO CAPITOL BANK & TRUST, AS TRUSTEE UNDER TRUST NO. 2788, GRANTEE:

Lot 24 in Block 2 in Floyd Jones' Subdivision of that part of the West Half of the Northeast Quarter of the Northwest Quarter of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, lying South of Barry Point Road (except the East 7 acres thereof), in Cook County, Illinois

★ 1 2 1 8 2 9
★ CITY OF CHICAGO
★ REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE SEP 1996
★ PB 11426
★ \$ 60.00
★

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★ ★ ★
DEPT. OF REVENUE
SEP 16 '96
PB 10760
\$ 08.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP SEP 1996
PB 11426
\$ 04.00

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