# 9670526

## **UNOFFICIAL COPY**

WARRANTY

DEED IN TRUST

F 255P P T 258P

96705261

DEPT-01 RECORDING

\$25.50

T40003 TRAN 6305 09/16/96 12:18:00 +3576 + LM \*-96-705261 COOK COUNTY RECORDER

#### CAPITOL BANK AND TRUST

The above space is for the recorder's use only

THIS INDENTURE WITTE SETH. That the Grantor, MUNICIPAL TAX DEEDS. INC. Cook of the County of \_ of the County of Cook and State of of the sum of Ten and No/100ths --(\$10.00- -- -), in hand pair and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys\_\_ and Warrant S unto CAPITOL BANK AND TRUST, an Illinois Banking Corporation whose address it 4801 West Fullerton, Chicago, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, its successors 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 <u>COOK</u> 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 81/2" 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 is often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without confideration, 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, plage or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, it 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 198 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, tent 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 shail 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 it meantments contained free in and in said light Agreement or in all amendments thereof if any, and is binding upon all be efficients, there in our feet that and Trustee of any successor in trust was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, morgage 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 app sinted and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his or their predecessor in must.

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, jud ment 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 automey-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 to 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 said be only in the earnings, avails and proceeds arising from the said, 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.

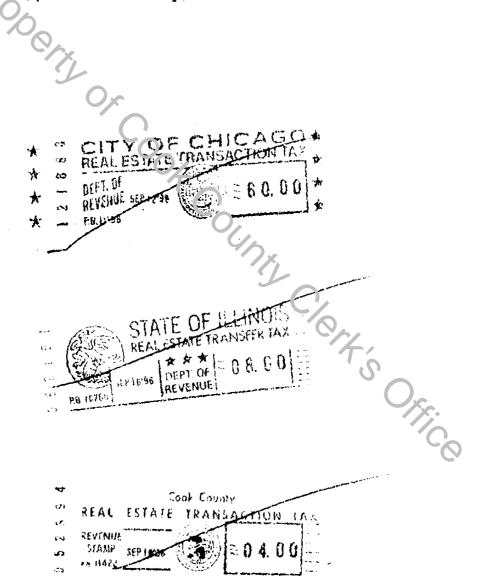
If the title to any of the trust p.or arty is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicare thereof, or memorial, the words "in trust," or "upon condition," or "with limitations,"

otherwise. IN WITNESS WHERE	OF, the Granto	or atoresaid has	hereunto set	<u>its</u>	hand
and seal this	30th	day	of Aug vicipal Tax De	gust I	9 <u>96/</u> .
	<del></del>	(SEAL) TY	MY	pohman Pres	(SEAL)
		(SEAL)	Kenneth R	ochman Secr	ling. etary
STATE OF ILLINOIS	) SS I	I, the undersigned, a No DO HEREBY CERTIFY And Kenneth	than Burret	t Rochman F	re State aforesaid, resident
COUNTY OF COOK	) _	And Remeen	KOCIIMOTI LEC	recary	<del></del>
RICHARD D GLICKMAN NOTARY PUBLIC STATE OF I MY COMMISSION 6 1. SEPT	1 INOIS 2,1999	subscribed to the foregoincknowledged that  nortument as their herein set forth, includitiven under my hand and lay of  Autority Commission Expires	free and vo g the please and w d notarial seal this gust	signed, scaled and luntary act, for the aiver of the right of 30th	delivered the said uses and purposes fromestead.
MAIL Mr. Richard DEED Attorney at TO: 111 w. Wash This instrument was prepared b (Name) Same (Address)	D. Glid Law ington#	OF PROPERTY:	Chicago, The above and Mail subseque	IL 60612 address is for info	deed. orthern Illinoi
F.			nu: 1	5 W. Rardol	ph Suite #1125
a 2 at 2 inter Engaged From 4 1000			ML.	1 7111	note sosos

### **UNOFFICIAL COPY**

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



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