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96713327

Form No. 10R
AMERICAN LEGAL FORMS, CHICAGO, ILL. (112) 372 1922

WARRANTY DEED Statutory (ILLINOIS) (General)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

Gloria Chanenson, a widow
not since remarried
2054 E. 90th St.
Chgo., Il. 60617

DEPT-01 RECORDING \$27.00
T#0012 TRAN 2039 09/18/96 10:10:00
#0842 CG *-96-713327
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the _____ City of _____ Chicago _____ County
of _____ Cook _____ State of _____ Ill. _____
for and in consideration of _____ TEN _____ DOLLARS, _____
in hand paid, CONVEY s and WARRANT s to

American National Bank UTA
122022-06, dated August 22, 1996

(NAME AND ADDRESS OF GRANTEE(S))

the following described Real Estate situated in the County of _____ Cook _____ in the State of Illinois, to wit:
(See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead
Exemption Laws of the State of Illinois. SUBJECT TO General taxes for _____ 1996 _____ and subsequent years and

Permanent Index Number (PIN): _____ 17-22-318-007-0000 _____

Address(es) of Real Estate: _____ 2133 S. Wabash, Chgo., Il. _____

DATED this _____ 26th _____ day of _____ Aug _____ 19 _____ 96

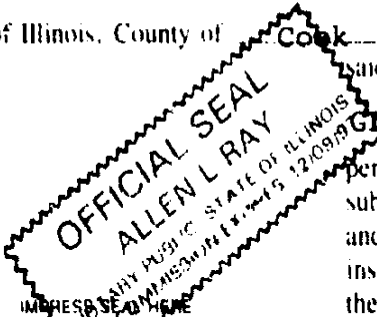
PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Gloria Chanenson (SEAL) _____ (SEAL)

Gloria Chanenson _____

_____ (SEAL) _____ (SEAL)

State of Illinois, County of _____ Cook _____ ss. I, the undersigned, a Notary Public in and for
_____ and County, in the State aforesaid, DO HEREBY CERTIFY that



GLORIA CHANENSON

personally known to me to be the same person whose name IS _____
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that _____ S h E _____ signed, sealed and delivered the said
instrument as _____ HER _____ 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 official seal, this _____ 26th _____ day of _____ August _____ 19 _____ 96

Commission expires _____ 19 _____

NOTARY PUBLIC

This instrument was prepared by _____ Allen L. Ray 100 N. La Salle St. Chgo., Il. 60602
(NAME AND ADDRESS)

7419301/Hus-Fr Dale

Property of Cook County Clerk's Office

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Legal Description

of premises commonly known as 2133 S. Wabash, Chgo. IL. 60602

Lot 14 in Block 27 in Gurley's Subdivision of Blocks 24 to 28 of Assessor's division of the Southwest fractional $\frac{1}{4}$ of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

COOK
CO. NO. 016
255106

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
SEP 17 '06
\$ 80.00

284567

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP SEP 17 '06
\$ 40.00

★ 050774 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE SEP 17 '06 ★
★ PB. 11187 ★
\$ 600.00

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SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

David Dardak
(Name)
7366 N Lincoln #206
(Address)
Lincolnwood IL 60466
(City, State and Zip)
#23500-C19

Columbia Properties
(Name)
2136 S. INDIANA AVE
(Address)
Chicago, IL 60616
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____

BOX 333-CTI

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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 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 presenti or 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 him, 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.

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