

UNOFFICIAL COPY

96776313

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor Mark A. Challinor and Elizabeth A. Challinor, husband and wife

of the County of Cook and State of Illinois For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto the THE CHICAGO TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as Trustee under the provisions of a trust agreement dated the 18th day of September, 1996, known as Trust Number 11037673, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit 1248-H in the Condominium Townhouse of Sweeterville North, as delineated on Plat of Survey of the following described parcel of real estate:

Lots 324 to 332, both inclusive, in John P. Altgeld's Subdivision of Blocks 1,2,3,4 and 7 and the North 1/2 of Lot 6 in the subdivision of that part lying northeasterly of the center line of Lincoln Avenue of the Northwest 1/4 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded January 10, 1989 as Document Number 89012055 together with its undivided percentage interest in the common elements, in Cook County, Illinois

Permanent Tax Number: 14-29-103-026-1020

Subject to: covenants, conditions and restrictions of record;

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 praesenti 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 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 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

DEPT-01 RECORDING \$25.00
T#0012 TRAN 2322 10/10/96 09:39:00
#1226 # CG *-96-776313
COOK COUNTY RECORDER

Reserved for Recorder's Office

25.00
96

7631826

96776313

UNOFFICIAL COPY

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 its, 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.

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 have hereunto set their hand^s and seal^s this 30th day of September 1996.

(Seal)

Mark A. Challinor

Mark A. Challinor

(Seal)

Elizabeth A. Challinor

Elizabeth A. Challinor

THIS INSTRUMENT WAS PREPARED BY:

Mark H. Fine

8833 N. Gross Point Suite 204
Skokie, Illinois 60077

State of Illinois

County of Cook

} SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Mark A. Challinor and Elizabeth A. Challinor, husband and wife

personally known to me to be the same person^s whose names 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.

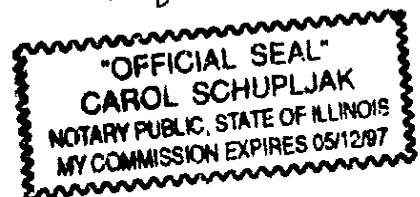
Given under my hand and notarial seal this 30th day of September, 1996.

Carol Schupljak
NOTARY PUBLIC

66-276313

PROPERTY ADDRESS:

Unit H 1248 W. Fletcher Chicago, Il 60657



AFTER RECORDING, PLEASE MAIL TO:

THE CHICAGO TRUST COMPANY
171 N. CLARK STREET MLO9LT OR BOX NO. 333 (COOK COUNTY ONLY)
CHICAGO, IL 60601-3294

BOX 333-CTI

UNOFFICIAL COPY

COOK
CC. NO. 518
2 5 5 0 8 5

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 10588 OCT-9'98 DEPT. OF REVENUE 254.00

3 3 3 3 3

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP OCT-9'98 P.B. 11427 127.00

★ 051285 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE OCT-9'98 ★
★ P.B. 11107 ★

952.50

★ 051296 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE OCT-9'98 ★
★ P.B. 11107 ★

952.50

9676313

UNOFFICIAL COPY

Property of Cook County Clerk's Office