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Chicago Title & Trust Company

## WARRANTY DEED IN TRUST

96878367

1 of 3

K Hochstein

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DEPT-01 RECORDING \$25.00  
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 \$8066 CG \*-96-878367  
 COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH, That the grantor(s) Terry R. Bivins and Lyn M. Bivins, husband and wife, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto Cole Taylor Bank as Trustee, a corporation of Illinois, whose address is 850 West Jackson Blvd., Chicago, Illinois 60607 as Trustee under the provisions of a trust agreement dated the November 7, 1996, known as Trust Number 96-6997 the following described Real estate in the County of Cook and State of Illinois, to wit:

THE NORTH 25 FEET OF THE SOUTH 50 FEET OF THE WEST 1/2 OF THAT PART OF LOT 20 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO, LYING EAST OF BURLING STREET IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; EXISTING LEASES AND TENANCIES; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 1996 AND SUBSEQUENT YEARS;

PERMANENT TAX NUMBER: 14-33-301-042-0000

VOLUME NUMBER: 495

1841 N. BURLING ST CHGO, IL

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

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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, 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 his, 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 grantors hereby expressly waive(s) 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 grantors aforesaid have hereunto set their hands and seals this 13<sup>th</sup> day of November, 1996.

Terry R. Bivins  
Terry R. Bivins  
Lyn M. Bivins  
Lyn M. Bivins

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 13 '96  
DEPT. OF REVENUE  
364.50

REAL ESTATE TRANSACTION TAX  
NOV 13 '96  
DEPT. OF REVENUE  
182.25

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
NOV 13 '96  
DEPT. OF REVENUE  
999.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
NOV 13 '96  
DEPT. OF REVENUE  
999.00

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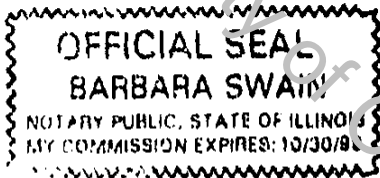
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State of Illinois

County of Lake

I, Barbara Swain, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Terry R. Bivins and Lyn M. Bivins, husband and wife, personally known to me to be the same persons 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 15th day of November, 1996.



Barbara Swain (Notary Public)

96878367

Prepared By: Law Office of Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL 60030-3425

Mail To:  
Cole Taylor Bank as Trustee  
850 West Jackson Blvd.  
Chicago, Illinois 60607

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
NOV 19 1996  
12 11193  
372575

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