

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

96001093

THIS INDENTURE WITNESSETH, That the Grantor Harold E. DeVaney, a single person,

- DEPT-01 RECORDING \$25.00
- T40003 TRAN 0587 01/02/96 14:52:00
- 49354 + LM *-96-001093
- COOK COUNTY RECORDER

Handwritten signature

Reserved for Recorder's Office

MT 46435
 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 27th day of December, 19 95, known as Trust Number 1102340, the following described real estate in the County of Cook and State of Illinois, to-wit:

See attached Exhibit "A"

REAL ESTATE TRANSACTION TAX

ISSUE DATE JAN-2'96

AMT. 25.50

VILLAGE OF DOLTON
 WATER / REAL PROPERTY TRANSFER TAX

NO 02252

ADDRESS 14621 GREENWOOD #403

ISSUE 1-28-95 EXPIRED 1-28-96

AMT. 255.00

TYPE RTI 157 *Handwritten signature*
 VILLAGE CLERK

96001093

Permanent Tax Number: 29 10 209 026 1039

14621 Greenwood Unit 403B Dolton, Illinois 60419

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 *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 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

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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 _____ 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 _____ aforesaid ha _____ hereunto set _____ hand _____ and seal _____ this 28 day of December 1995

(Seal) _____ (Seal)

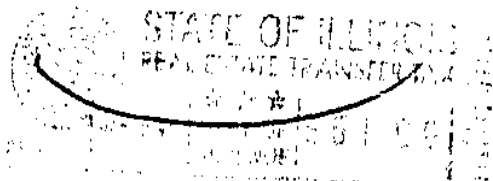
Harold E. DeVaney

(Seal) _____ (Seal)

THIS INSTRUMENT WAS PREPARED BY:

Harold De Vaney

925 Sheffield Ave.
Dyer, Indiana 46311



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 _____

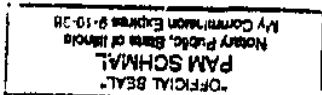
Harold E. DeVaney

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 _____ he _____ signed, sealed and delivered the said instrument as _____ his _____ 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 28th day of December, 19 95.

Pam Schmal

NOTARY PUBLIC



PROPERTY ADDRESS:

14621 Greenwood Unit 403B
Dolton, Illinois 60419

AFTER RECORDING, PLEASE MAIL TO:

THE CHICAGO TRUST COMPANY
171 N. CLARK STREET ML09LT OR BOX NO. 333 (COOK COUNTY ONLY)
CHICAGO, IL 60601-3294

COOK 1003

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EXHIBIT "A"

PARCEL 1:

Unit B-403 as delineated on Survey of the following described parcel of Real Estate (hereinafter referred to as "Parcel"):

That part of Lots 26 and 27 in the First Addition to Dolton Industrial Park, being a Subdivision of part of the West 1/2 of the Northwest 1/4 of Section 11, and part of the East 1/2 of the Northeast 1/4 of Section 10, all in Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing on the Northwest corner of said Lot 27; thence South 37 degrees 48 minutes 55 seconds East 140.74 feet along the Northeasterly right of way line of Greenwood Avenue; thence North 52 degrees 11 minutes 05 seconds East 28.97 feet for a place of beginning; thence continuing North 52 degrees 11 minutes 05 seconds East 73.50 feet; thence South 37 degrees 48 minutes 55 seconds East 110.80 feet; thence North 52 degrees 11 minutes 05 seconds East 13.62 feet; thence South 37 degrees 48 minutes 55 seconds East 36.75 feet; thence South 52 degrees 11 minutes 05 seconds West 3.62 feet; thence South 37 degrees 48 minutes 55 seconds East 110.80 feet; thence South 52 degrees 11 minutes 05 seconds West 73.50 feet; thence North 37 degrees 48 minutes 55 seconds West 108.85 feet; thence South 52 degrees 11 minutes 05 seconds West 10.00 feet; thence North 37 degrees 48 minutes 55 seconds West 149.50 feet; to the place of beginning, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership made by LaSalle National Bank, a National Banking Association as trustee, under trust agreement dated May 5, 1972 and known as trust no. 44066, recorded as document no. 22813294 in Cook County, Illinois together with an undivided 2.199 percent interest in said Parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) all in Cook County, Illinois.

PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements, Covenants and Restrictions made by LaSalle National Bank, as trustee, under trust agreement dated May 5, 1972 and known as trust no. 44066, recorded as document no. 22544879 for ingress and egress, in Cook County, Illinois.

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