

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the
Grantor
ROBERT B. LEVIN and
LINDA LEVIN, his wife

96081945

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

DEPT-01 RECORDING \$25.00
T#0012 TRAN 8960 01/31/96 13:14:00
#3154 # CG *-96-081945
COOK COUNTY RECORDER

Reserved for Recorder's Office ^{25.00}

Trustee under the provisions of a trust agreement dated the 10th day of January, 1996,
known as Trust Number 1101572, the following described real estate in the County of Cook
and State of Illinois, to-wit: LOTS 40, 41 AND 42 IN HUFF AND STOVERS SUBDIVISION OF BLOCK
13 OF A SUBDIVISION BY L.C.P. FREEK BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST
1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS, TOGETHER WITH EASEMENT CONTAINED IN WARRANTY DEED RECORDED
AS DOCUMENT 10465021, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and
utility easements and roads and highways, if any; party wall rights and agreements,
if any; existing leases and tenancies; special taxes or assessments for improvements
not yet completed; installments not due at the date hereof of any special tax or
assessment for improvements heretofore completed; general taxes for the year 1995
and subsequent years.

Permanent Tax Number: 20-22-323-043-0000

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

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 B 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 or execution or otherwise.

In Witness Whereof the grantors _____ aforesaid have hereunto set their _____ hand and seal this 29 day of January 1996.

(Seal) _____ (Seal)

Robert B. Levin
ROBERT B. LEVIN

(Seal) _____ (Seal)

Linda Levin
LINDA LEVIN

THIS INSTRUMENT WAS PREPARED BY:

Ronald B. Roman, Esq.
77 W. Washington St., Suite 1720
Chicago, IL 60602

96081945

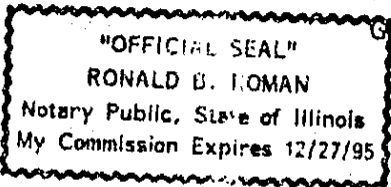
State of Illinois

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that _____

County of Cook } SS.

ROBERT B. LEVIN and LINDA LEVIN, his 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 29 day of January, 1996

[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:

7027-33 S. Indiana Ave., Chicago, IL 60637

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

UNOFFICIAL COPY



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 12778 JAN 31 '96 DEPT. OF REVENUE 325.00

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP JAN 31 '95
P.B. 11424



152.50

★ 045280 CITY OF CHICAGO ★★
★ REAL ESTATE TRANSACTION TAX ★★
★ DEPT. OF REVENUE JAN 31 '96 ★★
★ P.B. 11107 439.50 ★★



045261 CITY OF CHICAGO ★
REAL ESTATE TRANSACTION TAX ★
DEPT. OF REVENUE JAN 31 '98 ★
P.B. 11167 999.00 ★



★ 045282 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JAN 31 '96 ★
★ P.B. 11187 999.00 ★



96081945

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office