

# UNOFFICIAL COPY

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. DEPT-01 RECORDING \$29.50  
 . T#0013 TRAN 9775 07/14/97 14:22:00  
 . #3190 # DW \*-97-504468  
 . COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

**This Indenture Witnesseth, That the Grantor** \_\_\_\_\_

RICHARD KLEINPASS, Divorced, Not since remarried

of the County of COOK and the State of ILLINOIS for and in consideration of

**Ten Dollars and no/100 (\$10.00)**

and other good and valuable consideration in hand paid, Convey<sup>S</sup> and Warrant S unto LaSalle National Bank, at 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 9th day of MAY 19 97 known as Trust Number 120996 the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT TWO HUNDRED TWELVE (212) AND THE EAST FIVE (5) FEET OF LOT TWO HUNDRED THIRTEEN (213) IN THE CIRCUIT COURT PARTITION OF THAT PART OF LOT ONE (1) IN PARTITION OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION EIGHTEEN (18), TOWNSHIP FORTY (40) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH EASTERLY OF LINCOLN AVENUE, IN COOK COUNTY, ILLINOIS.

97504468

Prepared By: HELEN B. FANNING, 180 N. LASALLE ST, STE 1000, CHGO, IL, 60601

Property Address: 2215 WEST EASTWOOD AVENUE, CHICAGO, ILLINOIS, 60625

Permanent Real Estate Index No. 14-18-117-015-0000

29.50

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(SEAL)

(SEAL)

(SEAL)

(SEAL)

*Richard Klempass*  
RICHARD KLEMPASS

of May 19 97

in Witness Whereof, the grantor, aforesaid has hereunto set his hand and seal this 9th day

State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the said grantor hereby expressly waives, and releases, 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.

accordance with the statute in such cases made and provided. certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in 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

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, 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, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. 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, 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, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property.

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, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged to inquire into any of the terms of said trust agreement and every 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 all 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 thereto and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, mortgage, lease, or other instrument, and (d) if the conveyance is made to a successor of such successors in trust, that such successors 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.

Full power and authority is hereby granted to said trustee to improve, 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 subdivide said property as often as desired, to contract to sell, to grant options to purchase, 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, to let, to let on time, in possession or reversion, by leases to commence in present or in 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 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 or different from the ways above specified, at any time or times hereafter.

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth

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Notary Public in and for said County, in the State aforesaid, do hereby certify that

RICHARD KLEINPASS



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 seal this 9th day of May A.D. 1997

*Helen B. Fanning*

Notary Public.

Exempt under Real Estate Transfer Tax Act Sec. 4  
& Cook County Ord. 95104

Date July 1, 1997 Sign. *Helen B. Fanning*

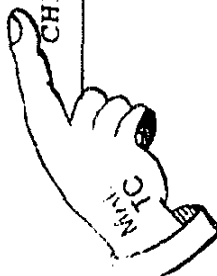
Box 350

**Deed in Trust**  
Warranty Deed

Address of Property

2215 WEST EASTWOOD AVENUE  
CHICAGO, ILLINOIS 60625

To  
**LaSalle National Bank**  
Trustee



**LaSalle National Bank**  
135 South LaSalle Street  
Chicago, Illinois 60674-9135

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Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE  
**UNOFFICIAL COPY**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 18, 1997 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 18th day of June, 1997.  
Notary Public [Signature]

"OFFICIAL SEAL"  
KATHLEEN N. GRANTZ  
Notary Public, State of Illinois  
My Commission Expires 2/7/98

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 18, 1997 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 18th day of June, 1997.  
Notary Public [Signature]

"OFFICIAL SEAL"  
KATHLEEN N. GRANTZ  
Notary Public, State of Illinois  
My Commission Expires 2/7/98

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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