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DEED IN TRUST / WARRANTY DEED Statutory (ILLINOIS) (General)

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97508347

THE GRANTOR (NAME AND ADDRESS)

RICHARD S. REIZEN and LINDA G. REIZEN, husband and wife, 1906 North Burling,

DEPT-01 RECORDING \$27.00 T40012 TRAN 5939 07/15/97 11:57:00 #9325 # CG *-97-508347 COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the City of Chicago Cook County of Illinois State of Illinois for and in consideration of PEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid. CONVEY and WARRANT to

Kathy Frankel, 534 West Dickens, Chicago, Illinois 60614 AS TRUSTEE OF THE KATHY FRANKEL REVOCABLE TRUST UNDER TRUST INSTRUMENT DATED JULY 2, 1996

27 1/2

Exhibit "A" attached hereto

NAME(S) AND ADDRESS OF GRANTEE(S)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 1996 and subsequent years and covenants, conditions and restrictions of record; public and utility easements; special assessments; if any,

Permanent Index Number (PIN): 14-33-300-058

Address(es) of Real Estate: 1906 North Burling, Chicago, Illinois 60614

DATED this 15th day of July 1997

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

LINDA G. REIZEN

(SEAL)

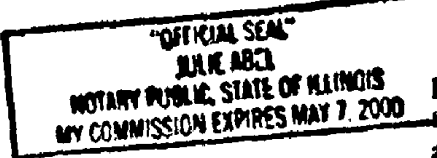
RICHARD S. REIZEN

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that



LINDA G. REIZEN and RICHARD S. REIZEN

personally known to me to be the same person whose name 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 15th day of July 1997

Commission expires

Gregory A. Thorpe, Notary Public

This instrument was prepared by 30 North LaSalle Street, Suite 2700, Chicago, Illinois 60602

(NAME AND ADDRESS)

BOX 333-CTI

7671736 F1 wdcl CM Def 1 and Reolated

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Legal Description

of premises commonly known as _____

Property of Cook County Clerk's Office

97508347

MAIL TO:

Scott Nathanson
(Name)
3001 N. Southport St
(Address)
Chicago, IL 60657
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Kathy Frankel
(Name)
554 W. Dickens
(Address)
Chicago, IL 60614
(City, State and Zip)

OR

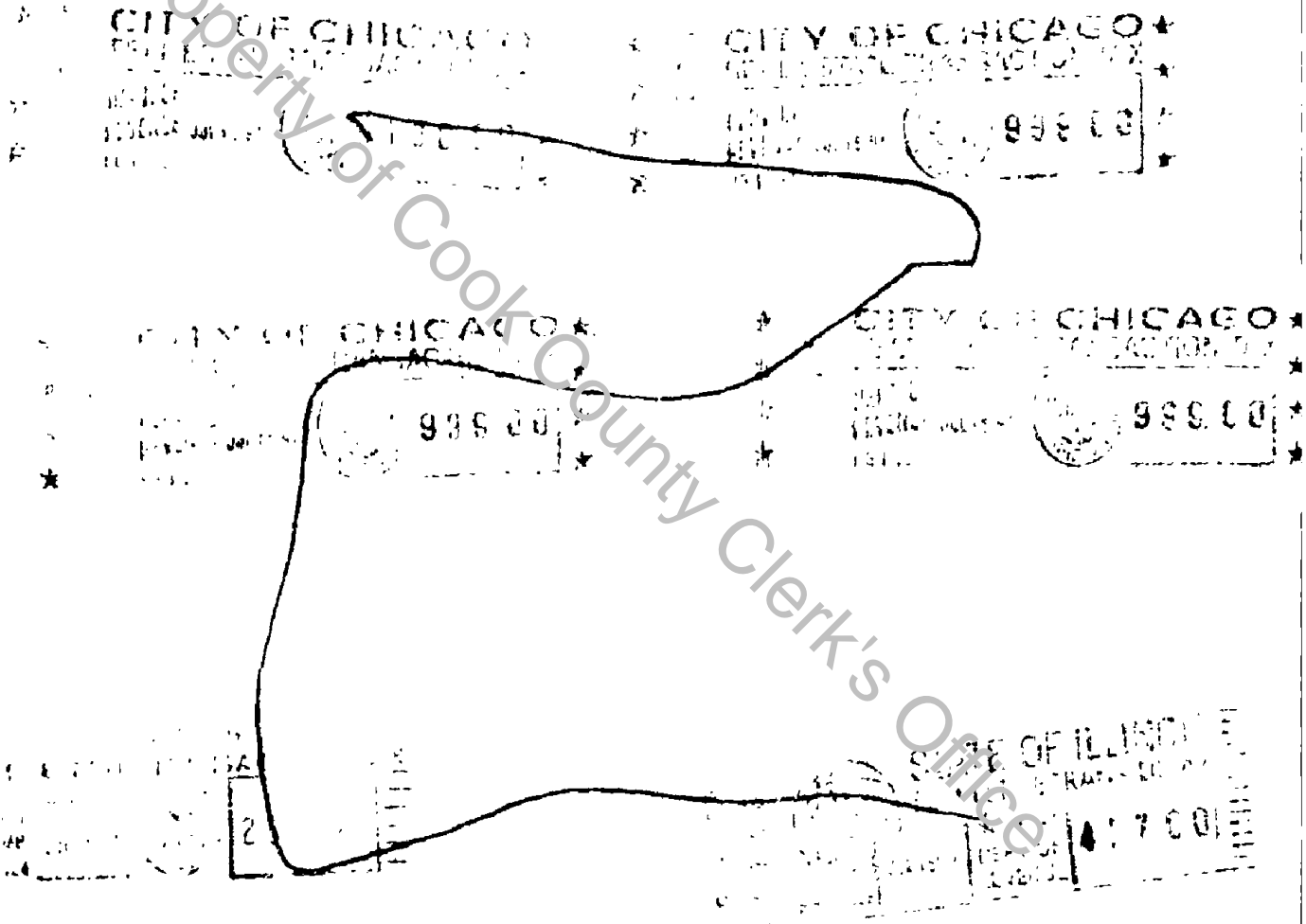
RECORDER'S OFFICE BOX NO _____

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EXHIBIT "A"

LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 21 IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 20, 21, 22, 23 AND 24 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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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 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 changes 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 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 us, 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.

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

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