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GEORGE E. COLE, JR.  
LEGAL FORMS

No. 808  
November 1994

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Cook County Recorder

## WARRANTY DEED Statutory (Illinois) (Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, EARL E. McCOY, divorced and not since remarried, and LYNNE S. McCOY, divorced and not since remarried,

of the City of Chicago County of Cook  
State of Illinois for and in consideration of

TEN (\$10.00) DOLLARS,  
and other good and valuable considerations

in hand paid,

CONVEY and WARRANT to MARY E. FREY,  
AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 16,  
1990 AND KNOWN AS THE MARY E. FREY TRUST  
of 777 N. Michigan, Chicago, IL 60611  
(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook

in the State of Illinois to wit:

Unit 12B in the 222 East Chestnut Condominium, as delineated on a survey of the following described real estate: Lot 33 and the West 5 feet 6 inches of Lot 34 in Lake Shore Drive Addition to Chicago, a subdivision of part of Blocks 14 and 20 in Canal Trustees' subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 24933769; together with its undivided percentage interest in the common elements, in Cook County, Illinois

Above Space for Recorder's Use Only

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) \_\_\_\_\_;

\_\_\_\_\_ and to General Taxes for 1997 and subsequent years.

Permanent Real Estate Index Number(s): 17-03-221-011-1032

Address(es) of Real Estate: 222 East Chestnut, Unit 12-B, Chicago, IL 60611

Dated this 3rd day of December, 1997.

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

Earl E. McCoy  
EARL E. McCOY

Lynne S. McCoy (SEAL)  
LYNNE S. McCOY (SEAL)

\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

BOX 333-CTI

128  
187  
DO  
76.92.635  
no abst

Warranty Deed  
Individual to Individual

GEORGE E. COLE  
LEGAL FORMS

REVENUE DEPARTMENT  
CHICAGO  
REVENUE DEPARTMENT  
CHICAGO

CITY OF CHICAGO  
REVENUE DEPARTMENT  
CHICAGO

CITY OF CHICAGO  
REVENUE DEPARTMENT  
CHICAGO

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
NOTARY PUBLIC  
KAREN J. BOWES  
332.99

RECORDED  
INDEXED  
18025

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 EARL E. McCOY and  
KYNNE S. McCOY

OFFICIAL SEAL  
KAREN J BOWES  
MY COMMISSION EXPIRES  
11/27/1998

personally known to me to be the same persons whose names ARE subscribed to the

SEAL  
HERE 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 official seal, this 3rd day of December 1997

Commission expires 2/27 1998  
KAREN J. BOWES  
NOTARY PUBLIC

This instrument was prepared by KAREN J. BOWES, Attorney at Law  
33 N. LaSalle Street, (Name and Address) Chicago, IL 60601

MAIL TO: (Name)  
Arthur H. Evans  
180 N. LaSalle #2401  
(Address)  
Chgo. IL 60601  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Mary E. FREY  
(Name)  
222 E. Chestnut  
(Address)  
Unit 12B  
Chgo. IL 60611  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

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 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, part 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 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.

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