



Chicago Title & Trust Company

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the grantor(s) Kris Kridel, a widow of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto Kris Kridel, trustee of the Kris Kridel Declaration of Trust,

whose address is 2128 North Dayton Street, Chicago, Illinois 60614 as Trustee under the provisions of a trust agreement dated the November 13, 1997, the following described Real estate in the County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto and made a part here of

SUBJECT TO: 1997 real estate taxes, covenants, conditions and restrictions of record

PERMANENT TAX NUMBER: 14-32-219-046-0000

VOLUME NUMBER: _____

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, high ways 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 presenti 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

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application of any purchase money, rent, 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.

And the said grantor hereby expressly waive(s) 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 has hereunto set her hand and seal this 21 day of November, 1997

Kris Kridel
Kris Kridel

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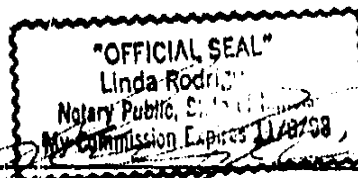
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State of Illinois

County of COOK

I, LINDA RODRIGUEZ, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kris Kridel, a widow 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 she signed, sealed and delivered the said instrument as her 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 21 day of Nov, 1997.



(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: DECEMBER 9, 1997

Lynn Cohen
Signature of Buyer, Seller or Representative

Prepared By: Leff & Cohen, Ltd.
233 South Wacker Drive, 97th Floor
Chicago, Illinois 60606-6503

Mail To:
Kris Kridel, trustee of the Kris Kridel Declaration of Trust
2128 North Dayton Street
Chicago, Illinois 60614



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EXHIBIT A

ATTACHED TO AND MADE A PART OF

WARRANTY DEED IN TRUST

PARCEL 1:

THE NORTH 17 FEET OF THE EAST 75 FEET OF LOT 18 AND THE NORTH 21.50 FEET OF SAID LOT 18, (EXCEPT THE EAST 75 FEET THEREOF) ALL IN BLOCK 2 IN CUSHMAN RESUBDIVISION OF THE NORTH 1/2 OF BLOCK 4 IN SHEFFIELDS ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT APPURTENANT FOR BENEFIT OF THE PREMISES CONVEYED IN PARCEL 1 ABOVE WHICH WAS CREATED BY A PARTY WALL AND EASEMENT AGREEMENT RECORDED JANUARY 10, 1989 AS DOCUMENT NUMBER 89012056 CREATING PARTY WALL RIGHTS AND CREATING EASEMENT FOR INGRESS, EGRESS AND ESTABLISHING A PARTY WALK OVER, UNDER AND UPON THE FOLLOWING DESCRIBED PROPERTY BEGINNING AT A POINT ON THE WEST LINE OF LOT 18, 2.16 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH ALONG THE WEST LINE OF LOT 18, HAVING AN ASSUMED BEARING OF NORTH 00 00'00" EAST, A DISTANCE OF 3.55 FEET; THENCE SOUTH 89 41'00" EAST, A DISTANCE OF 43.90 FEET TO A CORNER OF A TWO-STORY TOWNHOUSE, COMMONLY KNOWN AS 2128 NORTH DATON STREET, CHICAGO, ILLINOIS; THENCE ALONG THE BRICK WALL NORTH 00 48'40" EAST, A DISTANCE OF 2 11 FEET; THENCE ALONG THE BRICK WALL SOUTH 89 37'11" EAST, A DISTANCE OF 7.97 FEET; THENCE SOUTH 00 26'58" WEST, A DISTANCE OF 10 FEET; THENCE NORTH 89 46'08" WEST, A DISTANCE OF 16.63 FEET; THENCE NORTH 59 52'00" WEST, A DISTANCE OF 8.83 FEET; THENCE NORTH 89 41'00" WEST, A DISTANCE OF 27.55 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 2 IN CUSHMAN RESUBDIVISION OF THE NORTH 1/2 OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. POINT OF BEGINNING, ALL IN BLOCK 2 IN CUSHMAN RESUBDIVISION OF THE NORTH 1/2 OF BLOCK 4 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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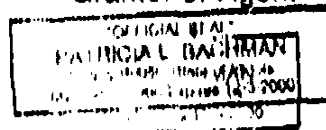
STATEMENT BY GRANTOR AND GRANTEE

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 December 9, 1997

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Thomas W. Winklor
THIS 9th DAY OF December
19 97.



NOTARY PUBLIC [Handwritten Signature]

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.

Date December 9, 1997

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Thomas W. Winklor
THIS 9th DAY OF December
19 97.



NOTARY PUBLIC [Handwritten Signature]

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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