

UNOFFICIAL COPY

CORUS BANK

**WARRANTY DEED
IN TRUST**

DEPT-01 RECORDING \$25.00
T40012 TRAN 3950 02/05/97 15:05:00
#9311 # CG #-97-084460
COOK COUNTY RECORDER

97084460

The above space is for the recorder's use only

THIS INDENTURE Witnesseth. THAT THE GRANTORS, Maureen Grady and Michael Brosnan, both single persons, of the County of Cook and State of Illinois for and in consideration of TEN and No/100 Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the **CORUS BANK**, 7727 Ley Street, River Forest, Illinois 60305 a corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the 18th day of July, 1995, known as Trust Number 1253, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 34 in Block 1 in the subdivision of the South East 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

EXEMPT UNDER THE PROVISIONS OF
PARAGRAPH 4 OF THE REAL ESTATE
TRANSFER TAX ACT DATE 1-30-97

Commonly Known as: 2425 North Janssen Avenue, Chicago, Illinois 60614
PIN # 14-29-320-014

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 of 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, power 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 in 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 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

97084460

97003876
7653077

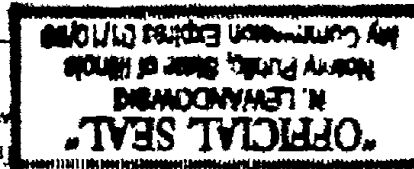
UNOFFICIAL COPY

MAIL TAX BILLS TO:
Corus Bank as Trustee
Trust Number 1253
2401 N. Halsted Street
Chicago, IL 60614

MAIL DEED TO:
Corus BANK
Trust Department
1 Avenue
2401 N. Halsted Street
Chicago, IL 60614

MAIL DEED TO:
Corus BANK
Trust Department
2401 N. Halsted Street
Chicago, IL 60614

THIS INSTRUMENT PREPARED BY



I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Michael Grady and Michael Brosman personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as true and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. GIVE under my hand and Notarial Seal this 30 day of January 1997

STATE OF ILLINOIS }
COUNTY OF COOK }

(SEAL) }

(SEAL) }

(SEAL) }

(SEAL) }
this 30 day of January, 1997

IN WITNESS WHEREOF, the grantor(s) aforesaid have hereunto set their hand and seal
all Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.
And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and
"ions," or words of similar import, in accordance with the statute in such case made and provided.
note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limita-
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
real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.
declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in
all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.
successor successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with
execute and deliver every such deed, trust deed, release, mortgage or other instrument and (d) if the conveyance is made to a
amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to
executed in accordance with the trusts, conditions and limitations contained in this indenture and in said agreement or in some
this indenture and by said trust agreement, lease or other instrument. (a) that at the time of the delivery thereof the trust created by
claiming under any such conveyance, lease or other instrument, (b) that such conveyance or other instrument was
privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instru-

92084460

Property of County Clerk of Cook County

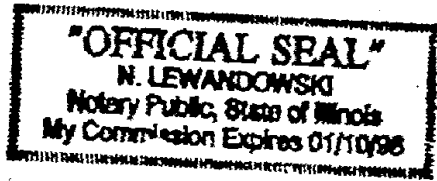
UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Dated January 30, 19 97 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said [Signature]
this 30 day of January
19 97.



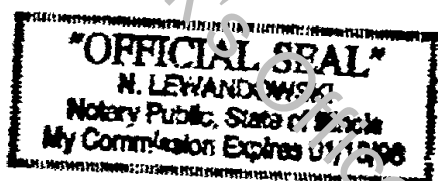
97044360

[Signature]
Notary Public

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 January 30, 19 97 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said [Signature]
this 30 day of January
19 97.



[Signature]
Notary Public

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.]

UNOFFICIAL COPY

Property of Cook County Clerk's Office