

UNOFFICIAL COPY

97109073

. DEPT-01 RECORDING \$27.5
. T#0004 TRAN 4268 02/18/97 10:44:00
. #1609 + LF *-97-109073
. COOK COUNTY RECORDER

97109073

WARRANTY DEED IN TRUST

This Indenture Witnesseth, that **MICHAEL RAY BRAZEAL** and **COLLEEN ELIZABETH FAHEY**, married to each other, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to **MICHAEL R. BRAZEAL** of 1946 N. Mohawk, Chicago, IL 60614, not personally but solely as Trustee ("said trustee") under the provisions of a trust agreement dated the 15th day of February, 1997, and known as **THE MICHAEL R. BRAZEAL TRUST**, and unto all and every successor or successors in trust under said trust agreement, the following described real estate located in the County of Cook, and State of Illinois to wit:

UNIT 501 AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 25, 26, 27 AND 28 IN HUSTED'S SUBDIVISION OF SOUTH PART OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 2, 1977, AND KNOWN AS TRUST NO. 22873 RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 24256262 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

Permanent Real Estate Index Number: 14-33-114-048-1024

Address of Property: 2201 N. CLEVELAND, UNIT 501, CHICAGO, IL 60614

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to

97109073

2756
m

UNOFFICIAL COPY

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 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 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 its, his or their predecessor in trust.

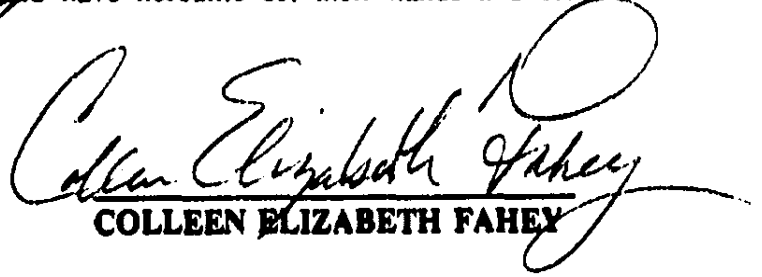
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 grantors hereby expressly waive and release any and all right or benefit, providing for the exemption of homestead from sale on execution or otherwise.

UNOFFICIAL COPY

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 15th day of February, 1997.

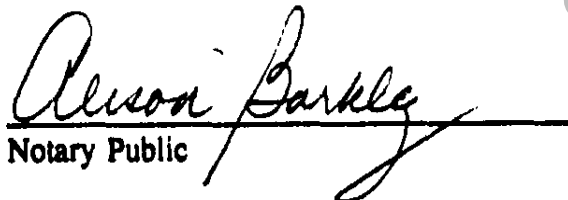

MICHAEL RAY BRAZEAL


COLLEEN ELIZABETH FAHEY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

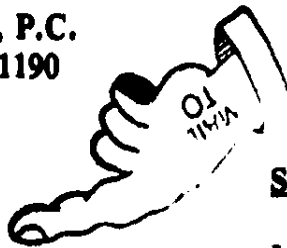
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL RAY BRAZEAL and COLLEEN ELIZABETH FAHEY, married to each other, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before 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.

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


Notary Public

OFFICIAL SEAL
ALLISON BARKLEY
Notary Public, State of Illinois
My Commission Expires Aug. 9, 1998

THIS INSTRUMENT WAS PREPARED BY:
Allison Barkley, Esq.
Schuyler, Roche & Zwirner, P.C.
1603 Orrington Ave., Suite 1190
Evanston, IL 60201



MAIL TO:

Allison Barkley, Esq.
Schuyler, Roche & Zwirner, P.C.
1603 Orrington Ave., Suite 1190
Evanston, IL 60201

SEND SUBSEQUENT TAX BILLS TO:

Michael R. Brazeal as Trustee
1946 N. Mohawk
Chicago, IL 60614

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.

DATED 2/11/97, 
MICHAEL R. BRAZEAL, REPRESENTATIVE

97109073

UNOFFICIAL COPY

GRANTORS: MICHAEL RAY BRAZEAL and COLLEEN ELIZABETH FAHEY

GRANTEE: MICHAEL R. BRAZEAL AS TRUSTEE U/T/A DATED February 15, 1997 AND KNOWN AS THE MICHAEL R. BRAZEAL TRUST

Permanent Real Estate Index Number: 14-33-114-048-1024

Address of Property: 2201 N. CLEVELAND, UNIT 501, CHICAGO, IL 60614

STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their 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: February 15, 1997.

Signature:

Michael R. Brazeal
Michael R. Brazeal

Subscribed and Sworn to before me by the said Michael R. Brazeal, this 15th day of February, 1997.

Alison Barkley
Notary Public

OFFICIAL SEAL
ALISON BARKLEY
Notary Public, State of Illinois
My Commission Expires Aug. 9, 1999

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: February 15, 1997.

Signature:

Michael R. Brazeal
Michael R. Brazeal, Trustee

Subscribed and Sworn to before me by the said Michael R. Brazeal, Trustee, this 15th day of February, 1997.

Alison Barkley
Notary Public

OFFICIAL SEAL
ALISON BARKLEY
Notary Public, State of Illinois
My Commission Expires Aug. 9, 1999

OFFICIAL SEAL
ALISON BARKLEY
Notary Public, State of Illinois

97100070

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97109073