

WARRANTY
IN TRUST

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Box 343

1904833 CE 102

DEPT-01 RECORDING \$25.00
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#2033 \$ CG *-97-170206
COOK COUNTY RECORDER

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Eric Kerlow, a single man having never been married of the County of Cook and State of Illinois, for and in consideration of the sum of ten dollars and 00/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey s and Warrant s unto State Bank of Countryside, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and create trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated 10th day of January, 1994, and known as Trust Number 94-1387, the following described real estate in the County of Cook and State of Illinois, to-wit:

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u

LOT 19 IN BLOCK 1 IN BUCKINGHAM'S SUBDIVISION OF BLOCK 4 IN CIRCUIT COURT PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 14-20-419-040-0000

ADDRESS: 862 W. BUCKINGHAM, CHICAGO IL

SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present 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 199 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

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lease and option to renew leases and options to purchase the whole or any part of the reversion and to exchange respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 instrument and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was created in accordance with the trusts, conditions and limitations contained in this instrument and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereof, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute, 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 it, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither State Bank of Countywide, individually or as Trustee, nor any successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in or in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof).

All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the interest hereof being to vest in said State Bank of Countywide the entire legal and equitable title in fee simple, in and to all of the above real estate as described.

If the title to any of the above real estate 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, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, change or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives and releases _____ and releases _____ 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.

Document Number

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In Witness Whereof, the grantor _____ aforesaid has hereunto set his hand and seal this 10 day of March 19 97.

Eric Kerlow (Seal) _____ (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 Eric Kerlow, a single man having never been married

_____ 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 he signed, sealed and delivered the said instrument as his 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 10th day of March 19 97.

"OFFICIAL SEAL"
Laura S. Addelson
Notary Public, State of Illinois
Commission Expires July 23, 1999

Notary Public

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
REVENUE
PB. 11153
364.50
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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
REVENUE
PB. 11153
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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
REVENUE
PB. 11153
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Mail to:
STATE BANK OF COUNTRYSIDE
6734 Joliet Road • Countryside, IL 60525
(708) 485-3100

THIS INSTRUMENT WAS PREPARED BY
Laura S. Addelson, Esq.
500 Davis Center - Suite 701
Evanston, Illinois 60201

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
REVENUE
PB. 10716
MAR12'97
315.00

97170206

BFC Form 153300

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
DEPT. OF REVENUE
PB. 11424
MAR12'97
57.50

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