

# UNOFFICIAL COPY

# CORUS BANK

97265520

## WARRANTY DEED IN TRUST

The above space is for the recorder's use only

THIS INDENTURE Witnesseth, THAT THE GRANTOR ERWIN SCHIFFMAN AND GRETA SCHIFFMAN, his wife 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 Lake Street, River Forest, Illinois 60305 a corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the 17th day of February, 1997, known as Trust Number 4265, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 303 in Coventree Condominium as delineated on a survey of the following described real estate: Lots 117 to 126 both inclusive, in Oliver Salinger Company's Second Lincoln Avenue Subdivision, being a subdivision of that part of the West half of the North East quarter of Section 20 Township 41 North, Range 13 East of the Third Principal Meridian, lying South of Lincoln Avenue, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 24743722, together with its undivided percentage interest in the common elements.

EXEMPT PURSUANT TO SECTION 1-11-6  
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
EXEMPTION NO. 07187 DATE 2-29-97  
ADDRESS 5935 Lincoln #303  
BY Gene McDowell Jr.

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act.  
Erwin Schiffman  
Buyer, Seller or Representative

Commonly Known as: 5935 Lincoln Avenue, #303, Morton Grove, IL 60035  
PIN # 10-20-227-052-1009

**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 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 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

25.50  
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4530 E. 93rd Street, Chicago, IL 60614

MAIL TAX BILLS TO: CORUS Bank, Trustee U/I/A 99-4265 2401 N. Halsted St. Chicago, IL 60614 Attn: Trust Dept.	MAIL DEED TO: Corus Bank Trust Dept. 2401 N. Halsted St. Chicago, IL 60614
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Corus Bank  
 Trust Department  
 2401 N. Halsted Street  
 Chicago, IL 60614



THIS INSTRUMENT PREPARED BY  
 ALYSSA C. STAHL

OFFICIAL SEAL  
 JILL HOSMANN, Public  
 Notary Public, State of Illinois  
 My Commission Expires 1-27-2000

I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO  
 HEREBY CERTIFY, that ~~Erwin Schittman and Greta Schittman~~ and ~~Greta Schittman, his wife~~  
 personally known to me to be the same person ~~as~~  
 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  
 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 28th day of FEB 1997

STATE OF ILLINOIS  
 COUNTY OF COOK

Erwin Schittman (SEAL)  
 Greta Schittman (SEAL)

IN WITNESS WHEREOF, the grantor(s) aforesaid Erwin Schittman  
 hereunto set their hand and seal 28th day of FEB 1997

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.  
 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  
 note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limita-  
 tions," or words of similar import, in accordance with the statute in such case made and provided.  
 And the said grantor(s) hereby expressly waives(s) and releases(s) 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.  
 I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the foregoing  
 instrument was duly executed and empowered to execute and deliver every such deed, trust deed, release, mortgage or other instrument; and (d) if the conveyance is made to a  
 successor successor in trust, that such successor or successors in trust have been properly appointed and are fully vested with  
 all the title, estate, powers, rights, authorities, duties and obligations of its, his or their predecessor in trust.  
 This Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instruments was  
 executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said 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, release, mortgage or other instrument; and (d) if the conveyance is made to a  
 successor successor in trust, that such successor or successors in trust have been properly appointed and are fully vested with  
 all the title, estate, powers, rights, authorities, duties and obligations of its, his or their predecessor in trust.

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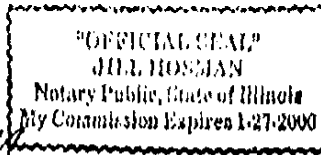
## STATEMENT BY GRANTOR AND GRANTEE

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 2/10, 1997

Signature: [Handwritten Signature]  
Grantor/Agent/Representative

Subscribed and sworn to before me by the said 28th this day of FEB, 1997



Notary Public: [Handwritten Signature]

97265520

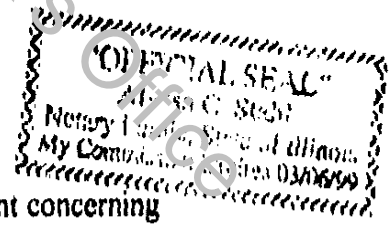
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/6, 1997  
Trustee [Handwritten Signature] not personally but as

Signature: [Handwritten Signature]  
Grantee/Agent/Trust Officer

Subscribed and sworn to before me by the said Loanne [Handwritten] this 6th day of March, 1996

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

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