

UNOFFICIAL COPY

97307904

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, AVIVA M. PATT, a resident of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants unto AVIVA M. PATT, not individually, but as Trustee under the provisions of a Trust Agreement dated February 18, 1997 and known as THE AVIVA M. PATT TRUST DATED FEBRUARY 18, 1997 (the "Trust Agreement"), all interest in the real estate situated in the County of Cook in the State of Illinois (the "Property") legally described as follows:

LOT 23 IN BLOCK 1 IN PCWELL'S SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: COVENANTS CONDITIONS AND RESTRICTIONS OF RECORD PROVIDED, THERE HAVE BEEN NO BREACHES OR VIOLATIONS THEREOF, AND GENERAL REAL ESTATE TAXES FOR THE YEAR 1996 AND SUBSEQUENT YEARS.

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement.

In addition to all of the powers and authority granted to the Trustees by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustees with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration grant options to purchase; convey the Property 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 the Trustees; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in

RECORDED
INDEXED
COOK COUNTY RECORDER

97307904

315
AB

UNOFFICIAL COPY

possession or reversion, by leases to commence at the present or in the future, 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; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the 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 the Trustees in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustees in relation to the Property 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 the 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

And said GRANTOR hereby expressly waives 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.

97307304

UNOFFICIAL COPY

IN WITNESS WHEREOF, the GRANTOR, has hereunto set her hand and seal this 1st day of April, 1997.

Witnesses:

[Signature]
[Signature]

[Signature] (SEAL)

Common Address of Property:

2719 Albany Ave.,
Chicago, IL 60647

P.I.N.: 13-25-302-023

Property of Cook County Clerk's Office

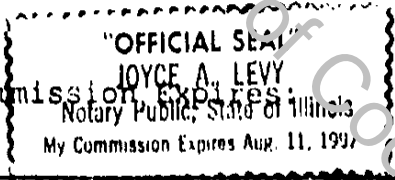
97307904

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Joyce A. Levy, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Aviva M. Patt, personally known to me to be the same person who executed the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 1 day of April, 1997.



Joyce A. Levy
Notary Public

This Instrument Prepared By:

Joyce A. Levy
180 N. LaSalle St.
Suite 1515
Chicago, Illinois 60601
(312) 236-1515

Send all subsequent tax bills to:

Aviva M. Patt
2719 Albany Ave.,
Chicago, IL 60647

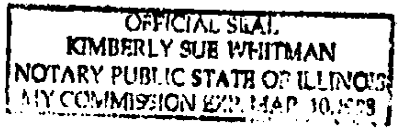
UNOFFICIAL COPY

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

Dated 4-28, 1997 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Jorge A. Leury this 28th day of April 1997.

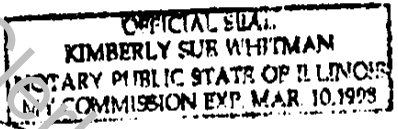


Notary Public [Signature]

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.

Dated 4-28, 1997 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Jorge A. Leury this 28th day of April 1997.

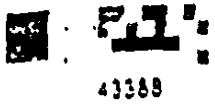


Notary Public [Signature]

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.)

97307304



UNOFFICIAL COPY

MAP SYSTEM

CHANGE OF INFORMATION FORM

SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. Allow only one space between names, numbers and addresses

SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number
 If you do not have enough room for your full name, just your last name will be adequate
 Property Index numbers (PEN #) MUST BE INCLUDED ON EVERY FORM

PIN:

13 - 25 - 302 - 023 - 0000

NAME

AVIVIA M PATT

MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

2719 ALBANY AVE

CITY

CHICAGO

STATE:

IL

ZIP:

60647

PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

2719 ALBANY AVE

CITY

CHICAGO

STATE:

IL

ZIP:

60647

3270226
 MAY 01 1997
 COOK COUNTY TREASURER'S OFFICE