

UNOFFICIAL COPY

WARRANTY DEED
IN TRUST

THIS INSTRUMENT WITNESSETH, That the
Grantor
Grover C. Franklin of
Chicago married To
HAZEL B. FRANKLIN

97329914

of the County of Cook
and State of Illinois
For and in consideration of TEN
AND 00/100 DOLLARS (\$10.00) and
other good and valuable
considerations in hand paid,
CONVEY and WARRANT
unto the American National
Bank & Trust Co., a corporation of
Chicago, Illinois

DEPT-01 RECORDING \$25.00
T40012 TRAN 5053 05/09/97 15:30:00
47979 CG *-97-329914
COOK COUNTY RECORDER

Chicago, Illinois 60602
3294, as Trustee under the provisions of a trust agreement dated the 9th day of January
1995, known as Trust Number 119859-00, the following described real estate in the County of
Cook, and State of Illinois, to-wit:

7640150
2 of 3

Reserved for Recorder's Office

LOT 25 AND 26 IN BLOCK 4 IN E.M. CONDIT'S SUBDIVISION OF WEST
1/2 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 29, TOWNSHIP
38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

CKA : 7257 South May Street Chicago, Illinois

* THIS IS NOT HOMESTEAD PROPERTY
Permanent Tax Number: 20-29-209-023-0000
20-29-209-024-0000

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 or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof,
and to redivide 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, 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 present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single
lease 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 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

BOX 333-CTI

97329914

has 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, rents and proceeds thereof as aforesaid.

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And the 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.

In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 22nd day of January 1997.

Grover C. Franklin
(Seal) GROVER C. FRANKLIN

(Seal)

THIS INSTRUMENT WAS PREPARED BY:

Warren J. Nickel

15651 South 94th Ave. Suite 101
Oriskany Park, Illinois 60467

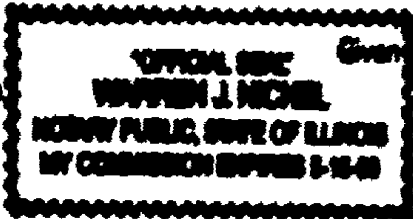
State of Illinois

County of Cook } SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that

GROVER C. FRANKLIN married to HAZEL B. FRANKLIN

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 notarial seal this 24th day of JANUARY, 1997.

[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS: 7257 So. May Chicago, Illinois

AFTER RECORDING, PLEASE MAIL TO: David Goldman, Esq.
746 No. LaSalle Street
Chicago, Illinois 60610-2400

CHICAGO, IL 606

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
MAY 2007
REVENUE
28.50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
MAY 2007
11.75

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
MAY 2007
176.25

97329914

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Property of Cook County Clerk's Office