

UNOFFICIAL COPY

97380752

WARRANTY DEED IN TRUST

This warranty deed, together with the
Certificate of Title, is hereby
presented to you for your review.

SEE BELOW

of the County of Cook
and State of Illinois
for and in consideration of the
sum of \$20,000.00 (\$20,000 and
other good and valuable
considerations in hand paid,
CONVEY and WARRANT
unto the THE CHICAGO TRUST
COMPANY, a corporation of Illinois,
whose address is 171 N. Clark
Street, Chicago, IL 60610-3194, as
Trustee under the provisions of a trust agreement dated the 15th
day of May, 1997,
known as Trust Number 100300
and State of Illinois, to-wit:

DEPT-01 RECORDING \$23.00
140012 TRAN 5276 05/29/97 14:55:00
#6139 & ER #-97-380752
COOK COUNTY RECORDER

Reserved for Recorder's Office
676682645 97020291 (CJ & J.C.)
15th day of May, 1997
The following described real estate in the County of Cook

LOTS 18 AND 19 IN BLOCK 2 IN DEMPSTER PARK SUBDIVISION OF LOTS 6 TO 9 IN THE
SUBDIVISION OF THE SOUTH 40 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4
ALSO THE EAST 4 CHAINS OF THE SOUTH 20 CHAINS OF THE SOUTHWEST 1/4 OF
SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

23
M

**GRANTORS: DONALD S. COHEN MARRIED TO BARBARA COHEN AND
BARBARA R. COHEN DIVORCED AND NOT SINCE REMARRIED

Payment Tax Number: 10-15-423-003-000 AND 10-15-423-003-000

TO HAVE AND TO HOLD the said premises with the appurtenances unto the Trustee and for the uses and purposes therein
and in said trust agreement set forth.

FULL POWER AND AUTHORITY is hereby granted to said trustee to execute, in deed, convey and make any and
all returns or any part thereof, to declare, make, execute, amend or alter any will or any instrument or part thereof,
and to reconvey said property as often as desired, to contract in and to give a release to purchase, to sell on any
terms, to convey either with or without consideration, to convey and provide in trust to a successor or
successors in trust and to grant to such successor or successors in trust all of the title, powers and authorities
vested in said trustee, to declare, to declare, to execute, to execute, to execute, to execute, to execute, to execute,
to lease said property, or any part thereof, from time to time, in possession or reversion, by lease to parties
in possession or future, and upon any terms and for any period or periods of time, not exceeding the term of any lease
exceeding 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 contracts to lease lands and others in said premises, to give or any part
of the reversion and to contract respecting the matter of leasing the premises or future rents, to partition or
to purchase and property, or any part thereof, for other real or personal property, to grant easements, to give or any
kind, to release, convey or grant any right, title or interest in or claim to any part of the premises, to give or any
part thereof, and to deal with said property and every part thereof in all other ways and for such other purposes as
he or she may be lawfully authorized to do in relation to said premises and the same, whether directly or indirectly, and the
ways herein 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, transferred to be sold, leased or conveyed by said trustee, be obliged to see to the execution
of any instrument, deed, or conveyance or otherwise in and to said premises, or be obliged to see that the terms of
the same have been complied with, or be obliged to inquire into the validity or propriety of any act of said trustee,
or be obliged or privileged to require from any of the parties of said trust agreement, and every deed, trust deed, mortgage,
lease or other instrument executed by said trustee in relation to said premises shall be conclusive evidence in favor of
every person relying upon or claiming under any such conveyance, lease or other instrument. (d) that at the time of the

Form 81 R 11/85

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 18
Paid: \$750
Skokie Office

Office
97380752

BOX 333-CTI

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Property of Cook County Clerk's Office

UNOFFICIAL COPY

delivery thereof the trust created by the will, and by will trust agreement was in full force and effect, (b) that such provisions of other instruments was amended in accordance with the State, Colorado and Minnesota Statutes in the manner and in said trust agreement or in some amendments thereto and binding upon all beneficiaries thereof, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument and do all the aforesaid in and to a particular or a-warehouse in trust, that such deed, trust deed or mortgage in trust have been properly approved and are fully vested with all the title, estate, right, power, authority, duties and obligations of the fee or trust instrument 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, profits and dividends 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, profits and dividends therefrom as aforesaid.

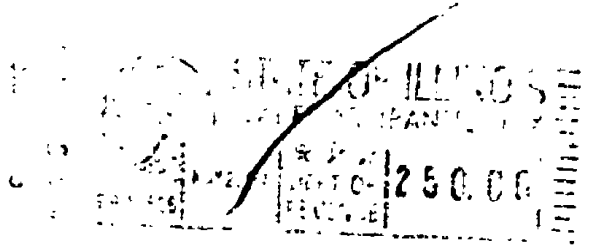
And the said grantor, Donald S. Cohen, hereby expressly irrevocably and releases any and all right or benefit under and by virtue of any and all provisions of the laws of Illinois, providing for the exemption of homesteads from sale on execution or otherwise. This is not homestead property of Donald S. Cohen

In Witness Whereof, the grantor, Donald S. Cohen, executed this instrument on 12/15/97 at Chicago, Illinois and sealed.

Donald S. Cohen Grantor

Barbara R. Cohen Grantor

THIS INSTRUMENT WAS PREPARED BY:
Norman Light
1209 Greenbay Road
Highland Park, IL



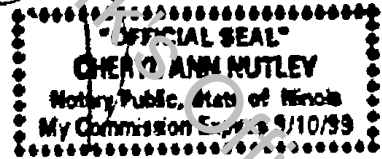
State of Illinois County of Cook I, Cheryl Ann Nutley, a Notary Public in and for said County and State of Illinois, do hereby certify that Donald S. Cohen and Barbara R. Cohen

personally known to me to be the same person whom whom subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as theirs true and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

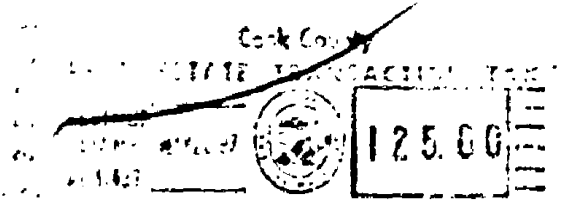
Given under my hand and official seal this 15th day of December, 1997.

Cheryl Ann Nutley
NOTARY PUBLIC

PROPERTY ADDRESS:
4255 S. Leland Court, Skokie, IL 60076



AFTER RECORDING, PLEASE MAIL TO:
THE CHICAGO TRUST COMPANY
171 N. CLARE STREET SUITE 200 CHICAGO, IL 60601-2000 OR BOX NO. 388 COOK COUNTY (ONLY)



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