


**WARRANTY DEED
IN TRUST**

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1998-08-25 09:27:21

Cook County Recorder

THIS INSTRUMENT WITNESSETH, That the
Grantor, GRACE MARX, A WIDOW
AND NOT SINCE REMARRIED,

111-111-111
111-111-111

of the County of COOK
and State of ILLINOIS

For and in consideration of \$10,000.00 (Ten
and 00/100 DOLLARS (\$10.00) 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 60601-3254, as

Trustee under the provisions of a trust agreement dated the 18TH day of AUGUST 1998 known as Trust Number 1106271, the following described real estate in the County of and State of Illinois, to-wit

Reserved for Recorder's Office

19 98

LOT 4 IN THE SUBDIVISION OF LOTS 27 TO 48, BOTH INCLUSIVE, IN BLOCK 1 IN C.N. LOUCK'S RESUBDIVISION OF BLOCKS 7 AND 10 OF K.K. JONES SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 3810 W. EDDY ST., CHICAGO, IL 60618

SUBJECT TO GENERAL REAL ESTATE TAXES FOR SECOND INSTALLMENT OF 1997 AND SUBSEQUENT YEARS.

Permanent Tax Number 13-23-301-011-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes hereon 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 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, 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 praesenti* or *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, 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 instruments 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

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 executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement or in some instrument hereof and binding on all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and 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 its, his or their predecessor in trust.

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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.

And the said grantor hereby expressly waives and release 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 HER hand and seal this 18th day of AUGUST 19 98

Grace Marx (Seal) GRACE MARX

(Seal)

THIS INSTRUMENT WAS PREPARED BY:

LAW OFFICES OF KULAS & KULAS
2329 W. CHICAGO AVE.
CHICAGO, ILLINOIS 60622

State of ILLINOIS
County of *McLean* ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that GRACE MARX A WIDOW AND NOT SINCE REMARRIED.

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 SHE signed, sealed and delivered the said instrument as HER 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 18th day of AUGUST 19 98.

Verona A. Barr
NOTARY PUBLIC



PROPERTY ADDRESS:
3810 W. EDDY ST., CHICAGO, IL 60618

AFTER RECORDING, PLEASE MAIL TO:

THE CHICAGO TRUST COMPANY
171 N. CLARK STREET MLOSLT OR BOX NO. 333 (COOK COUNTY ONLY)
CHICAGO, IL 60601-3294

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
SEAL & ETRAC
15500

Cook County
STATE TAX
750

CHICAGO
9000

CHICAGO
20050

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