

Warranty Deed

UNOFFICIAL COPY



98998195

In Trust

THIS INDENTURE WITNESSETH, that Grantor, Okey Champion

98998195

2765/0105 65 001 Page 1 of 4

1998-11-05 13:29:18

Cook County Recorder 27.50

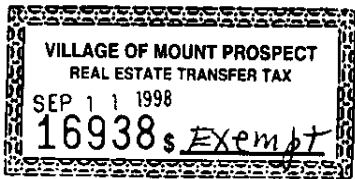
of the County of Gwinnett and State of Illinois, for and in consideration in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto Harris Bank Palatine, a National Association organized and existing under the National Banking Laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustees under the provisions of a certain Trust Agreement, dated the 26th day of May 1998, and known as Trust Number 6962, the following described real estate situated in Cook County, Illinois, to wit:

See Attached legal description

This Transaction is exempt under provisions of paragraph Section 31-45 of the Real Estate Transfer Tax Law 35 ILCS 200/31-45

Date: 9-1-98 By: [Signature] Buyer, Seller or Representative

PIN: 08-22-203-075



RETURN RECORDED DEED TO: HARRIS BANK PALATINE, N.A. ATTN: LAND TRUST DEPT. 50 N. BROCKWAY PALATINE, IL 60067

And the said grantor hereby expressly waive s and release 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.

In Witness Whereof, the grantor aforesaid ha s hereunto set his hand and seal this 26th day of May 19 98

"X" [Signature] (SEAL) (SEAL) (SEAL) (SEAL)

THIS INSTRUMENT PREPARED BY: James Engel, 2071 Irving Park, Hanover Park, IL 60103

* Georgia

Handwritten initials: S, P, AL, 3, MY



HARRIS BANK PALATINE, N.A.
ATTN: TRUST DEPARTMENT
50 NORTH BROCKWAY
PALATINE, ILLINOIS 60067

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TAXES TO BE MAILED TO:

ADDRESS OF PROPERTY

1710 W. SABLE HT Prospect, IL

MAIL TO:

My Commission Expires October 20, 1999
NOTARY PUBLIC

Given under my hand and notarial seal this 16 day of May 19 98

Robert C. Klein

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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.

STATE OF ILLINOIS)
COUNTY OF)
) SS-I, the undersigned, a Notary Public in and for said county, in and for the aforesaid, do hereby certify

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to subdivide said real estate as often as desired, to contact to sell, to grant options to purchase, to sell on any terms to convey either with or without considerations to convey said real estate or any part thereof to a successor in trust and to grant to such successor or successors in trust all the title of estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to pledge or otherwise encumber said real estate, or any part thereof, from time to time in possession or reversion, by leases to commence in present or in 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 198 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority 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, whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

This conveyance is made upon the express understanding and condition the neither Harris Bank Palatine, N.A., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 and interest in the earnings avails and proceeds arising from the sale or any 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 and interest in the earnings avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Harris Bank Palatine, N.A. the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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Parcel 1:

That part of Lot 1 in Hewitt's subdivision being the North 5 acres of the South 30 acres (except the West 210 feet thereof and except the East 50 feet thereof) of the South East $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Section 22, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Lot 1; thence West along the North line of said Lot 1, a distance of 109.10 feet; thence South at right angles to last described line, a distance of 9.00 feet to the point of beginning, thence West, parallel with the North line of said Lot 1, a distance of 202.00 feet; thence South at right angles to last described course a distance of 46.50 feet; thence East, parallel with the North line of said Lot 1, a distance of 202.00 feet; thence North at right angles to last described course, a distance of 46.50 feet to the point of beginning (except the West 150.80 feet thereof) in Cook County, Illinois.

Parcel 2:

Easements for Ingress and Egress created by Declarations of Covenants, conditions and restrictions and easements for the Sable Chase Building Owner's Association, made by Parkway Bank and Trust Company Trust Number 9824 and recorded August 28, 1991 as document 91444652 in Cook County, Illinois.

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\$2.00

STATEMENT BY GRANTOR AND GRANTEE

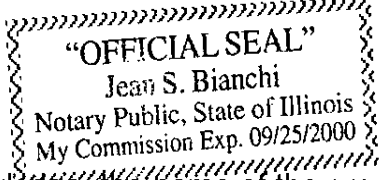
-To accompany all exempt deeds for recordation with Cook County-

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 9/10 19 98 Signature By: [Signature] HARRIS BANK PALATINE, N.A. a/t/u/t # 6962

Subscribed and sworn to before me by the said Trustee this 19th day of Sept. 19 98.

Notary Public Jean S. Bianchi

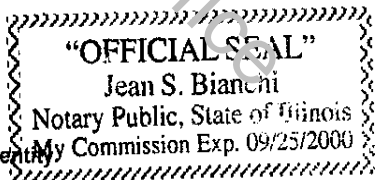


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 9/18 19 98 Signature [Signature] HARRIS BANK PALATINE, N.A. a/t/u/t # 6962

Subscribed and sworn to before me by the said Trustee this 19th day of Sept. 19 98.

Notary Public Jean S. Bianchi



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 a Class A misdemeanor for subsequent offenses.

ATTACH TO DEED OR FACSIMILE ASSIGNMENT TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.