

UNOFFICIAL COPY

WARRANTY DEED
IN TRUST

98125054

This indenture witnesses that the Grantor, [Name], of the County of [County] and State of [State], 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 THE CHICAGO TRUST COMPANY, a corporation of Illinois, whose address is 111 N. Clark Street, Chicago, IL 60601-1294, as Trustee under the provisions of a trust agreement dated the [Date] day of [Month], 19[Year], known as Trust Number [Number], the following described real estate in the County of [County] and State of Illinois, to wit:

DEPT OF RECORDING \$27.00
REC'D TRIN 5:26 02/17/98 1116:00
BOOK & PAGE # 98-125054
COOK COUNTY RECORDER

Reserved for Recorder's Office

REC'D & INDEXED TO CHICAGO TRUST # 1116054
CHARGE CRT & CO. TRUST # 1116054

the following described real estate in the County of [County] and State of Illinois, to wit:

Permanent Tax Number: [Number]

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 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 lease 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 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

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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 indenture and in said trust agreement or in some amendment thereof and binding upon 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.

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 waive 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 S aforesaid ha^{ve} hereunto set their hand & and seal > this 2nd day of Feb 1998.

(Seal) Adrienne L. Hiegel (Seal)
Adrienne L. Hiegel

(Seal) Deborah L. Nelson (Seal)
Deborah L. Nelson

THIS INSTRUMENT WAS PREPARED BY:

MURPHY AND YORK
3442 N. Southport
Chicago IL 60657

Notary Public for provisions of Paragraph 6 of the Illinois Trusts and Trustees Tax Act
Date 2/12/98
By [Signature]

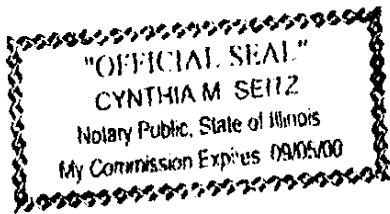
State of ILLINOIS }
County of COOK } ss. I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Adrienne L. Hiegel and Deborah L. Nelson

personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 2nd day of February, 1998.

Cynthia M. Seitz
NOTARY PUBLIC

PROPERTY ADDRESS:
Unit 2, 445 W. Briar, Chicago, IL 60657



FOR RECORDED, PLEASE MAIL TO:
CHICAGO TRUST COMPANY
171 N. CLARK STREET MLO9LT OR BOX NO. 333 (COOK COUNTY ONLY)
CHICAGO, IL 60601-3294

98-25054

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Paragraph 1:

There is to be a limited common element, as delineated on the survey of the following described real estate:

the west corner of Lot 4 in Block 5 in Corporate Division of Brookwood and Oakdale subdivision in the East Half of the Northwest quarter in the Northwest fractional quarter of Section 26, Township 19 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded November 17, 1936, in Book 27, page 4 of Document 2463520, the survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 9909643 together with the undivided percentage interest in the Common Element, in Cook County, Illinois.

Paragraph 2:

the exclusive right to the use of the Limited Common Element depicted on the use of Unit 2 on the Survey attached to the Declaration of Condominium recorded as Document No. 9909643.

Property of Cook County Clerk's Office
99125054

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STATEMENT BY GRANTOR AND GRANTEE

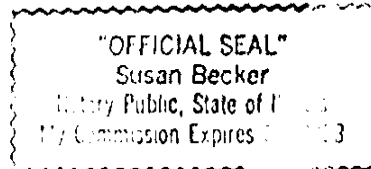
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 2/12/98

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID [Signature]
THIS 12th DAY OF Feb
1998.

NOTARY PUBLIC [Signature]



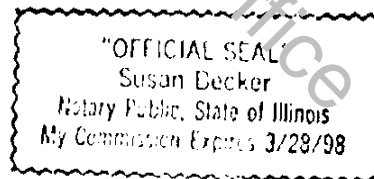
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 2/12/98

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID [Signature]
THIS 12th DAY OF Feb
1998.

NOTARY PUBLIC [Signature]



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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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]