

UNOFFICIAL COPY

98251764

6617/0008 21 001 Page 1 of 4
1998-03-31 10:31:34
Cook County Recorder 27.50

WARRANTY DEED IN TRUST

This Indenture Witnesseth, That the Grantor, STELLA A. FORTIN, a widow, of the County of Cook and the State of Illinois, for and in consideration of TEN AND 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto ESTELLE A. FORTIN, as Trustee of the ESTELLE A. FORTIN DECLARATION OF TRUST dated the 7 day of MARCH 1997 the following described real estate in the County of Cook, State of Illinois

Lot 1 in Block 6 in Cobe & McKinnon's 63rd Street and Sacramento Avenue Subdivision of the East 1/2 of the Southwest 1/4 of Section 13, Township 38 North, Range 13, East of the Third Principal Meridian Cook County, Illinois.

Exempt from recording under
Section 17-102, Illinois Public
Accountancy Act

2.6.98

Date

[Signature]
Deputy Clerk of Cook County

Permanent Index Number: 19-13-313-020-0000

Commonly known as: 6000 S. Francisco Chicago, Illinois 60629

Subject to:

real estate taxes for 1996 and subsequent years, covenants, easements, restrictions of record and special assessments, if any.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or

UNOFFICIAL COPY

Property of Cook County Clerk's Office

part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provision thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real state and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 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 beneficiary under the trust agreement and of all person claiming under them or any of them shall be only the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 7 day of MARCH, 1997.

_____(Seal) Stella A Fortin (Seal)
STELLA A. FORTIN
_____(Seal) _____(Seal)

State of Illinois)
County of Kane) ss

I, Barbara A Spangler, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that STELLA A. FORTIN 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 7th day of March, A.D., 19 97.

"OFFICIAL SEAL"
SEAL BARBARA A. SPANGLER
Notary Public, State of Illinois
My Commission Expires 3/17/98

Barbara A Spangler
NOTARY PUBLIC

Grantees Address and Mail

Future Tax Bills To:

MRS. ESTELLE A FORTIN, TRUSTEE
6000 S FRANCISCO
CHICAGO, ILL. 60629

This instrument prepared by and return to after recordation:

Attorney Robert J. O'Connor
6 W. Downer Place, P.O. Box 908
Aurora, Illinois 60507
Phone. (630) 897-1534



UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Dated FEB 6, 19 98 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said ROBERT J. O'CONNOR
this 6TH day of FEBRUARY
19 98.

[Signature]
Notary Public



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.

Dated FEB 6, 19 98 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said ROBERT J. O'CONNOR
this 6TH day of FEBRUARY
19 98.

[Signature]
Notary Public



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.]

UNOFFICIAL COPY

Property of Cook County Clerk's Office