

UNOFFICIAL COPY

98372317

Deed in Trust

WARRANTY DEED

EVERGREEN BANK

3101 West 95th Street
Evergreen Park, Illinois 60805
(708) 422-6700

DEPT-01 RECORDING \$23.00
 T#0009 TRAN 2319 05/06/98 09:53:00
 #6696 # RC *-98-372317
 COOK COUNTY RECORDER

DEPT-01 RECORDING \$2.00
 T#0007 TRAN 2317 05/06/98 07:53:00
 #6697 # RC *-98-372317
 COOK COUNTY RECORDER

This Indenture Witnesseth, That the Grantor, Richard D. Schuessler, married to Bonnie Thomas,

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) and no/100 Dollars, and other good and valuable considerations in hand paid, Conveys _____ and Warrant s _____ unto the FIRST NATIONAL BANK OF EVERGREEN PARK, a national banking association existing under and by virtue of the laws of the United States of America, its successor or successors as Trustee under the provisions of a trust agreement dated the 22nd day of July, 19 76, known as Trust Number 3959 the following described real estate in the County of Cook and State of Illinois, to-wit:

See legal description attached hereto and made a part hereof as Exhibit A.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY FOR THE GRANTOR OR GRANTOR'S SPOUSE

Property Address: 132 E. Delaware, Unit 5603, Chicago, Illinois 60611

Permanent Tax Identification No(s): 17-03-211-030-1056

Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60805

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 leases to commence in praesenti or in futuro, 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 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 having the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

77 21 540 DBS

NO ABSTRACT

BOX 333-CTH

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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 delivery thereof the trust created by this Indenture 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 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.

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.

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 _____ his _____ hand _____ and seal _____ this _____ day of _____ A.D. 19 98

(SEAL) X Richard D. Schuessler (SEAL)
Richard D. Schuessler

(SEAL) _____ (SEAL)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

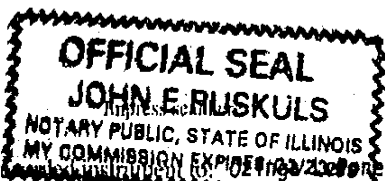
State of Illinois

County of Cook

I, JOHN E. RUSKULS a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard D. Schuessler

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 he _____ signed, sealed and delivered the said instrument as _____ his _____ 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 _____ seal this 13th day of April A.D. 19 98



Mail _____ Campbell & Lord
Attn: Ronald E. Campbell, Esq.
2940 W. 95th Street
Evergreen Park, IL 60805

John E. Ruskuls
Notary Public
My commission expires 2/23/99
Mail future tax bills to:
Frances Gaik
132 E. Delaware, Unit 5603
Chicago, IL 60611

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 5603 IN 132 DELAWARE PLACE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 4 IN 900 NORTH MICHIGAN, A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE OF PART OF BLOCK 13 AND THE ACCRETIONS THERETO IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1989 AS DOCUMENT # 89-208-433.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, OWNERSHIP RECORDED JUNE 30, 1989 AS DOCUMENT NO. 89-301,306 TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

PARCEL 2:

PERPETUAL ELEMENTS FOR THE BENEFIT OF PARCEL 1 AS DECLARED AND CREATED BY ARTICLE II OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LASALLE NATIONAL BANK, TRUST NO. 107701, AND LA SALLE NATIONAL BANK, TRUST #113495, DATED AS OF APRIL 20, 1989 AND RECORDED MAY 9, 1989 AS DOCUMENT NO. 89-208,434, SAID EASEMENTS BEING OVER LOTS 1 TO 3 AND 5 TO 7 IN 900 NORTH MICHIGAN, A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE OF PART OF BLOCK 13 AND THE ACCRETIONS THERETO IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1989 AS DOCUMENT NO. 89-208-433.

98372317

* 0 1 5 5 1 3
* CITY OF CHICAGO *
* REAL ESTATE TRANSACTION TAX *
* DEPT. OF REVENUE MAY-5-98 *
* PB. 11187 *
978.00

* 0 1 5
* CITY OF CHICAGO *
* REAL ESTATE TRANSACTION TAX *
* DEPT. OF REVENUE MAY-5-98 *
* PB. 11187 *
999.00

* 0 0 5 9 1 2
* CITY OF CHICAGO *
* REAL ESTATE TRANSACTION TAX *
* DEPT. OF REVENUE MAY-5-98 *
* PB. 11187 *
999.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY-5-98 DEPT. OF REVENUE
PB. 11176 530.00

* 0 0 5 5 1 1
* CITY OF CHICAGO *
* REAL ESTATE TRANSACTION TAX *
* DEPT. OF REVENUE MAY-5-98 *
* PB. 11187 *
999.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAY-5-98
PB. 11424 265.00