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CTI WARRANTY DEED IN TRUST

4674/0235 03 001 Page 1 of 3 1999-04-28 14:01:26 Cook County Recorder 25.00



	09-589 L							
THIS INDENTURE YO	11 NESSETH, That th	e Grantor,	DOROTH	SCHEUNEMAN,	widow of	HENRY S	CHEUNEMAN.	2
who has not s	rice remarried	·						,,
of the County of Ten and No/100	Cook (\$10.00)	and State	of	Illimois		and in	consideration	of
in hand paid, Convey s and Wundr's unto MERCHANTS NATIONAL BANK OF AURORA, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, 1851 w Galena Blvd., P. O. Box 289, Aurora, Illinois 60507-0289, its successor or successors, as Trustee under a trust agreement dated the 9th day of April , 1999, known as Trust Number 5464, the following described real estate in the County of Cook and State of Illinois, to-wit:								
(Permanent Index No.:_	31-12-202-064	-1043	_					
SUBJECT TO:	. •	(See at	tacher!)				•	

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and 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 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 encluder 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 provisions 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 anneal 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 any about or easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 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



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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 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in 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.

And the said grantor hereby expressly waive s 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 homesteads from sale on execution or otherwise. In Witness Whereof, the greator aforesaid has hereunto set her hand and seal this 16th day of April 19**99**. (SEAL) BY JOHN SCHEUNEMAN, Agent-in-Fact (SEAL) (SEAL) State of , a Notary Public in and for said County, in the state aforesaid, de bereby certify that DOROTHY SCHEUNEMAN, widow of County of HENRY SCHEUNEMAN, who has not since remarried, personally known to me to be the same ne son\_ whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she igned, sealed and delivered the said instrument as her free and voluntary act, for the uses "OFFICIAL SEAL" nd purposes therein set forth, including the release and waiver of the right of homestead. JUDITH M. KERR NOTARY PUBLIC, STATE OF ILLINOIS Given under my hand and notarial seal this, 16th day of MY COMMISSION EXPIRES 07/21/01 Notary Public Grantee's address and after recordation this instrument should be returned to: This instrument prepared by: MERCHANTS NATIONAL BANK OF AURORA Judith M. Kerr, Attorney at Law ATTN: TRUST DEPARTMENT 709 South Stone Avenue 1851 W. Galena Boulevard LaGrange, IL 60525 P. O. Box 289 708/354-9047 Aurora, Illinois 60507-0289 SEND TAX BILLS TO: Wilhelmina Commonly known address of above described real estate: Unit 313, 1139 Leavitt Avenue

Flossmoor, IL 60422

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UNIT NUMBER 313 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 IN RESUBDIVISION OF LOTS 1 TO 8, BOTH INCLUSIVE, OF SUBDIVISION OF THE SOUTH 300 FEET OF LOT 1 IN BLOCK 2, IN WELLS AND NELLEGAR'S SUBDIVISION OF THE NORTH 17 1/2 ACRES WEST OF THE ILLINOIS CENTRAL RAILROAD COMPANY, OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MAJE BY AMERICAN NB&TC OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1972 KNOWN AS TRUST NUMBER 76407 RECORDED AS DOCUMENT 22628042 AND AMENDED BY DOCUMENT 22639249, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## Subject to:

- (a) General real estate taxes for 1998 and subsequent years;
- (b) Building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record;
- (c) Zoning laws and ordinances vnith conform to the present usage of the premises;
- (d) Public and utility easements which serve the premises;
- (e) Public roads and highways, if any,
- (f) Party wall rights and agreements, it any;
- (g) Limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration;
- (h) The terms, provisions, covenants and conditions of the Declaration of Condominium/Townhome (hereinafter referred to as "Declaration") and all amendments, if any, and
- (i) Any easements established by or implied from said Declaration or amendments.

