

# UNOFFICIAL COPY

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1999-04-28 14:01:26

Cook County Recorder 25.00



99408269

## WARRANTY DEED IN TRUST

CTI

1 OF 2 78-09-589 L

THIS INDENTURE WITNESSETH, That the Grantor, DOROTHY SCHEUNEMAN, widow of HENRY SCHEUNEMAN, 3u  
who has not since remarried,

of the County of Cook and State of Illinois for and in consideration of  
Ten and No/100 (\$10.00) dollars, and other good and valuable considerations  
in hand paid, Convey S and Warranty 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:

(See attached)

(Permanent Index No.: 31-12-202-064-1043)

SUBJECT TO:

(See attached)

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 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 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 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 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

BOX 333-CTI



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 MADE 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 which 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, if 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.

6224  
CO. NO. 016  
2 8 8 4 0 3



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

APR 20 '99

DEPT. OF  
REVENUE

50.00

1 3 6 2 4

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP  
P.B. 11424

APR 20 '99



25.00