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1999-05-26 12:55:46
Cook County Recorder 25.00

WARRANTY DEED

OLD KENT

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



This Indenture Witnesseth, That the Grantor, JOSEPH M. MORICI, divorced and not
since remarried

2nd
Box

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
Warrants _____ unto the OLD KENT BANK, a state 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 agree-
ment dated the 22nd day of December, 1997, known as Trust
YEAR

Number 15761 the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1: THAT PART OF LOT 12 IN LIBERTY SQUARE PHASE II, BEING A SUBDI-
VISION OF THE SOUTH 425.00 FEET OF THE NORTH 455.00 FEET OF THE EAST 1/2
OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION
17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER
OF SAID LOT 12; THENCE SOUTHERLY 40.00 FEET ALONG THE WEST LINE OF SAID
LOT, THENCE EASTERLY 68.11 FEET, PARALLEL WITH THE NORTH LINE OF SAID
LOT 12 TO THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY 29.90 FEET
ALONG SAID PARALLEL LINE, SAID LINE ALSO BEING THE NORTH LINE OF UNIT 3;
THENCE SOUTHERLY 81.80 FEET ALONG A LINE THAT IS THE CENTER LINE OF A
PARTY WALL SEPARATING UNIT 3 AND UNIT 2; THENCE WESTERLY 29.20 FEET;
THENCE NORTHERLY 81.59 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY,
ILLINOIS

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE USE AND BENEFIT OF
PARCEL 1 AS DEFINED AND SET FORTH IN THE DECLARATION RECORDED AS
DOCUMENT NUMBER 94673978

Property Address: 15720 Central Ave., Unit 3, Oak Forest, IL 60452

Permanent Tax Identification No(s): 28-17-402-050

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 suc-
cessor or successors in trust all of the title, estate, powers, and authorities vested in said trustee, to donate, to dedicate, to mort-
gage, 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 ease-
ments 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 consid-
erations 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.

Box 223

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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 waive S and release S 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 5th day of May A.D. 1999 YEAR

(SEAL) JOSEPH M. MORICI (SEAL) Exempt pursuant to: "Section 31-45 (e)" of the "Real Estate Transfer Tax Law"

(SEAL) Date 5-11-99 Nancy Rodriguez Representative (SEAL)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

State of ILLINOIS County of COOK

I, JOSEPH M. MORICI, divorced and not since remarried a Notary Public in and for said County, in the State aforesaid, do hereby certify that

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 notarial seal this 5th day of May A.D. 1999 YEAR



Impress seal here

Ronald E. Campbell Notary Public

My commission expires

Mail recorded instrument to: RONALD E. CAMPBELL 2940 W. 95th St. Evergreen Park, IL 60805

Mail future tax bills to: JOSEPH M. MORICI 15720 Central Ave., Unit 3 Oak Forest, IL 60452

This instrument was prepared by:

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

To the best of his knowledge, the name of the grantor 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 in 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.

Joseph M. Morin
Grantor

SUBSCRIBED and SWORN to before me this 14 day of May, 1999.

Ronald E. Campbell
Notary Public



STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

The name of the grantee shown on the deed or assignment of beneficial interest in the 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.

Joseph M. Morin
Grantee

SUBSCRIBED and SWORN to before me this 14 day of May, 1999.

Ronald E. Campbell
Notary Public

