

UNOFFICIAL COPY

Southwest Financial Bank and Trust Company

95669214



99604125

WARRANTY DEED IN TRUST

1126 502 '11

This Indenture Witnesseth, That the Grantor Frances Faller, Independent Executor of the Estate of Louise Marling,

Deceased, by virtue of Letters Testamentary issued to her by the Circuit Court of Cook County of the County of COOK

and the State of ILLINOIS

for and in consideration of TWO HUNDRED TWENTY-FIVE THOUSAND (\$225,000.00) Dollars,

and other good and valuable consideration in hand paid, Convey S and Varrant S unto Southwest Financial Bank and Trust Company, an Illinois banking corporation, its successor or successors as Trustee under the provisions of a trust

agreement dated the 7th day of August 19 95 known as Trust Number ~~11-1155~~ 1-1155

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Real Estate taxes and assessments for 1967 and subsequent years

Property Address: 5991 North Lincoln Avenue, Chicago, Illinois

Permanent Real Estate Index No. 13-01-302-001 and 13-01-302-002

To have and to hold the said premises with the appurtenances, upon the trusts and for 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 99 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 owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

DEPT-01 RECORDING \$27.00  
7#0012 TRAN 6771 10/03/95 09:32:00  
#5913 # DT \*-95-669214  
COOK COUNTY RECORDER

99604125

5866/0151 62 001 Page 1 of 5  
1999-06-23 11:54:16  
Cook County Recorder 29.50

*Handwritten initials and signature*

95669214

RE RECORDED TO CORRECT THE TRUST NUMBER TO READ AS 1-1155

Mail to: Lawrence P. Gulotta  
1400 Lawrence Avenue  
Suite 201  
Calumet City, IL 60409  
ATGF, INC

BOX 333-CTI

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In no case shall any party claiming an interest in said premises, or from said premises or any party thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, 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 acquire 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 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 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 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 salute in such cases made and provided.

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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 20th day of September, 1995.

(SEAL) \_\_\_\_\_ Frances Faller (SEAL)  
Frances Faller, as Independent Executor

State of ILLINOIS  
County of COOK

I, Edmund P. Boland a Notary Public in and for said County, in the State aforesaid, do hereby certify that Frances Faller, Independent Executor of the Estate of Louise Marling, Deceased

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 acknowledges 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 Notarial seal this 20th day of September A.D. 19 95  
Edmund P. Boland  
Notary Public



After Recording Mail to: SOUTHWEST FINANCIAL BANK AND TRUST COMPANY  
9901 S. Western Ave.  
Chicago, Illinois 60643  
(312) 779-6000

Prepared By: Edmund P. Boland  
CAREY, FILTER, WHITE & BOLAND  
33 West Jackson Boulevard/5th Floor  
Chicago, Illinois 60604  
(312) 939-4300  
#90168

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PARCEL 1:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF PETERSON AVENUE WITH THE NORTHEASTERLY LINE OF LINCOLN AVENUE; THENCE EAST ALONG THE SOUTH LINE OF PETERSON AVENUE, 125 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE SOUTH LINE OF PETERSON AVENUE TO A POINT EQUI-DISTANT FROM THE POINT WHERE THE SAID LINE COMMENCES ON PETERSON AVENUE AND FROM A POINT ON THE NORTHEASTERLY LINE OF LINCOLN AVENUE 125 FEET, SOUTHEASTERLY FROM THE INTERSECTION OF THE OF THE SOUTH LINE OF PETERSON AVENUE AND THE NORTHEASTERLY LINE OF LINCOLN AVENUE; THENCE FROM SAID EQUI-DISTANT POINT TO SAID POINT ON THE NORTHEASTERLY LINE OF LINCOLN AVENUE 125 FEET SOUTHEASTERLY FROM THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LINCOLN AVENUE TO THE POINT OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PARCEL OF LAND THAT PART THEREOF CONVEYED TO THE CITY OF CHICAGO BY DEED DATED DECEMBER 14, 1935 AND RECORDED APRIL 28, 1936 AS DOCUMENT 11800374) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 45 (EXCEPT THAT PART OF SAID LOT LYING BETWEEN THE NORTHEASTERLY LINE OF LINCOLN AVENUE AND A LINE 17 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTHEASTERLY LINE OF LINCOLN AVENUE) IN KRENN AND DATO'S POLO GROUNDS ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

99604125

95069214

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE  
225.00

REVENUE STAMP  
SEP 29 '95  
PR 11427



112.50

BOOK NO. 016  
2-43652

P.B. 10686

Property of Cook County Clerk's Office

112739  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
SEP 29 '95  
PR 1119  
843.75

112740  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
SEP 29 '95  
PR 1119  
843.75

99604125

95669214

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STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
PROPERTY TAX  
NOV 18 1995  
\$ 0.00

RECEIVED  
NOV 18 1995  
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

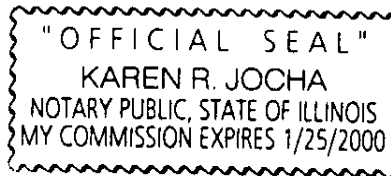
## STATEMENT OF GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

Dated 6-10-99 Signature: *Elizabeth M. Miller*  
~~Grantor~~ or Agent

Subscribed and sworn to before  
me by the said Elizabeth M. Miller  
this 10th day of June, 19 99.

*Karen R. Jocha*  
NOTARY PUBLIC

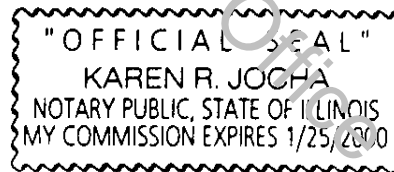


The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; 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 6-10-99 Signature: *Elizabeth M. Miller*  
~~Grantor~~ or Agent

Subscribed and sworn to before  
me by the said Elizabeth M. Miller  
this 10th day of June, 19 99.

*Karen R. Jocha*  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

99604125