

99815555

UNOFFICIAL COPY

1311/0169 45 001 Page 1 of 3  
1999-08-26 13:06:43  
Cook County Recorder 25.50



Chicago Title & Trust Company

WARRANTY DEED IN TRUST



99815555

THIS INDENTURE WITNESSTH, That the grantor(s) Andrew J. Hart and Mary T. Hart, as husband and wife as joint tenants of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto Thomas B. Kayaas Trustee of the John Christopher KayuTrust under the Gregory L. Kay 1999 irrevocable trust, or successors in Trust whose address is 8206 S. Long, Burbank, IL 60459. The following described Real Estate \* LOT 26 IN LORN E. ARNOLD'S 79TH AND LONG AVENUE SUBDIVISION OF THE EAST QUARTER (1/4) OF THE EAST HALF (1/2) OF THE WEST (1/2) OF THE NORTH WEST QUARTER (1/4) OF SECTION 33, TOWNSHIP 38 NORTH, RANGE, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MARCH 14, 1950 AS DOCUMENT 14753882

1/3,

3  
—  
KG

SUBJECT TO:

PERMANENT TAX NUMBER: 19-33-115-010-0000

VOLUME NUMBER: \_\_\_\_\_

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 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 owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

in the County of Cook and State of Illinois, to wit:

UNOFFICIAL COPY

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, 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 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.

And the said grantors hereby expressly waive(s) 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 grantors aforesaid have hereunto set their hands and seals this 10 day of June, 1999.

\_\_\_\_\_  
\_\_\_\_\_  
Andrew J. Hart  
Andrew J. Hart  
Mary T. Hart  
Mary T. Hart

City of Burbank

\$ 625.00 Six Hundred Twenty Five & No/100's  
6/9/99  
[Signature]  
Real Estate Transaction Stamp

034176  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUL 28 '99 DEPT. OF REVENUE  
P.B. 10016  
125.00

03473  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JUL 28 '99  
P.B. 10848  
62.50

# UNOFFICIAL COPY

State of Illinois

County of Cook

99815555

I, Cynthia L. Markus, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Andrew J. Hart and Mary T. Hart, as husband and wife as joint tenants personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 10 day of June, 19 99.



Cynthia L. Markus (Notary Public)

Prepared By: Law Offices of Beth Mann  
15127 S. 73rd Ave., Suite F  
Orland Park, IL 60462-4398

Mail To: Neal Ross  
233 East Erie, #203  
Chicago, IL 60611



PROFESSIONAL NATIONAL  
TITLE NETWORK, INC.

Cook County Clerk's Office