

# UNOFFICIAL COPY

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1999-01-21 12:25:44

Cook County Recorder

25.00



WARRANTY DEED Statutory (Ill)  
(Individual to Individual)

THE GRANTOR(S), JAMES P.  
BURKE, JR. and SUSAN A.  
BURKE, husband and wife,  
of the City of Chicago,  
County of Cook, State of  
Illinois, for and in  
consideration of the sum  
of TEN & 00/100 (\$10.00)  
DOLLARS and other good and  
valuable considerations in  
hand paid, CONVEY and  
WARRANT to CHICAGO TITLE LAND  
TRUST COMPANY TRUST NO.  
1106633 U/A/D DECEMBER 11, 1998,

The Above Space for Recorder's Use Only

(3)

2430 West Irving Park Road,  
Chicago, IL 60618,

(Names and Address of Grantee)

the following described Real Estate situated in the County of  
Cook, in the State of Illinois, to wit:

(See Reverse Side Hereof for Legal Description)

hereby releasing and waiving all rights under and by virtue of the  
Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD  
said premises.

Date: December 30, 1998

Permanent Real Estate Index Number(s): 13-13-419-026

Address(es) of Real Estate: 2426 West Irving Park Road  
Chicago, IL 60618

JAMES P. BURKE, JR.

SUSAN A. BURKE

MAIL TO: Robert G. Steel  
3413 North Lincoln Avenue  
Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

Elster Ratliff

~~2426 West Irving Park Road~~ 3960 W. Green Lake  
Chicago, IL ~~60618~~

Lincolnwood, IL  
60645

BOX 333-CTI

**Legal Description:**

**SUBJECT TO:** General taxes for the year 1998 and subsequent years; public and utility easements; building lines; zoning and building laws and ordinances.

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★ 0 7 3 6 6 3 ★  
**CITY OF CHICAGO** ★  
**REAL ESTATE TRANSACTION TAX** ★  
 DEPT. OF REVENUE JAN 20 '99 ★  
 P.B. 11187 ★  
 693.75 ★

★ 0 7 3 6 6 4 ★  
**CITY OF CHICAGO** ★  
**REAL ESTATE TRANSACTION TAX** ★  
 DEPT. OF REVENUE JAN 20 '99 ★  
 P.B. 11187 ★  
 693.75 ★

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 195 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 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 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 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.

COOK CO. NO. 016

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**STATE OF ILLINOIS**  
**REAL ESTATE TRANSFER TAX**  
 JAN 20 '99 DEPT. OF REVENUE  
 P.B. 10776 185.00

1 3 3 2 2

**Cook County**  
**REAL ESTATE TRANSACTION TAX**  
 REVENUE STAMP JAN 20 '99  
 P.B. 11424 92.50