

WARRANTY DEED
IN TRUST

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1999-01-26 15:01:38
Cook County Recorder 25.00



THIS INDENTURE WITNESSETH, That the Grantor S. KEITH MONTAGUE AND ROBIN MONTAGUE, HIS WIFE

of the County of COOK and State of ILLINOIS For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO,

A NATIONAL BANKING ASSOCIATION WHOSE ADDRESS IS 120 SOUTH LA SALLE STREET, CHICAGO, ILLINOIS 60605, AS

Reserved for Recorder's Office

Trustee under the provisions of a trust agreement dated the 28TH day of APRIL 1998 known as Trust Number 600584-01, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 6 IN BLOCK 3 IN MC CHESNEY'S HYDE PARK HOMESTEAD SUBDIVISION OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO GENERAL REAL ESTATE TAXES FOR THE YEARS 1998 AND SUBSEQUENT.

BT Case 7794079

3

Permanent Tax Number: 20-22-229-015

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN 26 '99
PB. 1187

135.00

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 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.

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

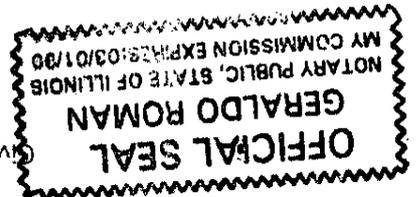
BOX 333-CTI

AFTER RECORDING, PLEASE MAIL TO:
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO



6637 SOUTH CHAMPLAIN AVENUE, CHICAGO, IL

PROPERTY ADDRESS:



and waiver of the right of homestead.

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 24th day of DECEMBER 1998

NOTARY PUBLIC

[Handwritten Signature]

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that _____ KEITH MONTAGUE, _____ MARRIED TO ROBIN MONTAGUE _____ County of COOK } SS. State of ILLINOIS

CHICAGO, ILLINOIS 60645

3016 WEST SHERWIN AVENUE

AVRUM-REIFER, LTD.

THIS INSTRUMENT WAS PREPARED BY _____

(Seal) ROBIN MONTAGUE
[Handwritten Signature]
(Seal)

(Seal) KEITH MONTAGUE
[Handwritten Signature]
(Seal)

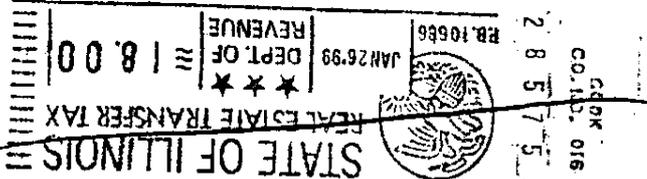
In Witness Whereof, the grantor, S. aforesaid has hereunto set THEIR hand S and seals this 24th day of DECEMBER 19 98

And the said grantor S hereby expressly waive _____ 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.

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 grantor S hereby expressly waive _____ 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.

And the said grantor S hereby expressly waive _____ 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.



State of ILLINOIS

County of COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that ROBIN MONTAGUE, MARRIED TO KEITH MONTAGUE

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 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 and notarial seal this 24th day of DECEMBER, 1998.

[Handwritten Signature]
NOTARY PUBLIC



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