1999-03-09 13:45:19

Cook County Recorder

-27.00



Lakeside Bank

Deed in Trust

This Indenture, Witnesseth, That the Grantor.

Warren Baker and married to Cynthia Baker

(The Above Space For Recorder's Use Only)

of the County of _ and State of Illinbis

consideration of Ten and r.011)0ths (\$10.00) Dollars, and other

good and valuable consideration in hand paid, Convey/s and Quit Claim/s unto

LAKESIDE BANK, 55 W. Wacker Urive, Chicago, Illinois, a banking

corporation organized and existing under the laws of the State of Illinois,

as Trustee under the provision of a trust ignement dated the

<u>22nd</u> day of <u>February</u> _,10_99

as Trust Number 10-2027 ___ the following described real

estate in the State of Illinois, to wit:

See Legal Description Attached

Exempt under provisions of Paragraph Real Estate Transfer Tot lot

Permanent Index

No: 14-32-126-033-000

Common

2126 N. Magnolia, Chicago, Illinois

Address:

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 and vested in 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 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. Any such power and authority granted to the Trustee shall not be exhausted by the user

thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

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 and said trust agreement 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 by 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, her, or their predecessor in trust.

The interest of each an ite very beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds a rising 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 said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor/s hereby expressly waive/s and crease/s all rights under and by virtue of the homestead exemption laws of the State of Illinois. In Witness Whereof, the grantor/s aforesaid has/ve hereunts set/s hand/s and seal/s this 22 February 19 99 Cynthia Baker (soley for the purpose of waiving Baker Warren homestead rights **COUNTY OF**)SS STATE OF ILLINOIS I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify tire. Warren Baker and Cynthia Baker, husband and wife personally known to me to be the same person/s whose name/s is/are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument at nis/her/their free and Carol Lynn Whiter Ker Notary Public DEAL)OFFICIAL SEAL CAROL LYNN WHITTAKER NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6-23-2001

Felice M. Bressler

THIS DOCUMENT PREPARED BY:

2126 N. Magnolia

Chicago, IL

Schiff Hardin & Waite

6600 Sears Tower, Chicago, Illinois Mail Tax Bills To:

60614

MAIL TO:

LAKESIDE BANK

TRUST DEPARTMENT

55 W. WACKER DRIVE CHICAGO, ILLINOIS 60601

UNOFFICIAL COPY

EXHIBIT A

Legal Description

Lot 11 IN SUB-BLOCK 7 OF BLOCK 13 IN SHEFFIELD'S ADDITION TO
CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2126 North Magnolia Avenue, Chicago, Illinois
P.I.N. 14-32-126-033

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 2/22/99	Signature Pelier Be	enl
SUBSCRIBED AND SING RN TO BEFORE ME BY THE SAID ALL THIS THE DAY OF TARCH 1997.	"OFFICIAL SEAL" LINDA TYRRELL Notary Public, State of Illinois	x Agent
NOTARY PUBLIC Frida Typicale	My Commission Expires 7/8/01	

The grantee or his 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 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.

Date_2/22/99	_ Signature Elwi Sun
SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID A GUT THIS 574 DAY OF MARCH 19 95. NOTARY PUBLIC SULLA	"OFFICIAL SEAL" LINDA TYRRELL Notary Public, State of Illinois My Commission Expires 7/8/01

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

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]