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1999-03-10 13:04:17  
Cook County Recorder 25.00

DEED IN TRUST  
WARRANTY DEED



The above space for recorder's use only

After Recording Return to:

Lynn Landman, Esq.  
Robbins, Salomon & Patt, Ltd.  
25 East Washington Street  
Chicago, IL 60602

THIS INDENTURE WITNESSETH that the Grantor, Christopher Heller and Harold D. Rider, Jr.,  
each unmarried men  
of the County of Cook and State of Illinois, for and in consideration of  
Ten & 00/100ths (\$10.00) Dollars, and other good and valu-  
able considerations in hand paid, CONVEY AND WARRANT unto AUSTIN BANK OF  
CHICAGO, an Illinois banking corporation, Chicago, Illinois, as Trustee under the provisions of a trust agreement dated  
the 8th day of January 19 99, known as Trust Number  
7366, the following described real estate in the County of Cook and  
State of Illinois, to-wit:

See Exhibit A attached hereto

SUBJECT TO: Covenants, conditions, and restrictions of record, and public and utility easements, provided they do not unreasonably interfere with Purchaser's intended use and enjoyment of the Property.

PERMANENT INDEX NUMBER: 14-29-227-001-0000

STREET ADDRESS: 2825 No. Racine Chicago, Illinois 60657

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same title to the real estate to deal with it, 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 the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that

BOX 333-CTI

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L.P.I.

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the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 the said grantors 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 26th day of JANUARY 19 99.

Christopher Heller (Seal)

Harold D Rider, Jr. (Seal)

(Seal) (Seal)

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Christopher Heller and Harold D. Rider, Jr. 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 26th day of January 19 99.



Jennifer Marie Pollock Notary Public

After recording return to: AUSTIN BANK OF CHICAGO 5645 W. LAKE STREET CHICAGO, IL 60644-1997

Send Tax Bills To: HD Wolfram Racine, L.L.C. 3652 N. Marshfield Chicago, IL 60613

This document prepared by: Michael S. Mandell, Esq. 10 S. Wacker Drive Chicago, IL 60606

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## EXHIBIT A

### Legal Description

LOT 66 IN WISNER'S SUBDIVISION OF BLOCKS 1 AND 2 OF OUTLOT 7 IN CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-29-227-001-0000

Address of Property: 2825 North Racine, Chicago, IL 60657

COOK  
CO. NO. 016  
108290



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

P.B. 10776 MAR-9'99 DEPT. OF REVENUE 385.00

31547

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP MAR-9'99  
P.B. 11427



192.50

★ 075047 CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE MAR-9'99 ★  
★ P.B. 11167 ★  
999.00

★ 075048 CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE MAR-9'99 ★  
★ P.B. 11167 ★  
999.00

★ 075049 CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE MAR-9'99 ★  
★ P.B. 11167 ★  
889.50