

UNOFFICIAL COPY

99343881

2/21/0003 05 001 Page 1 of 3  
1999-04-09 10:14:53  
Cook County Recorder 25.50



99343881

WARRANTY DEED IN TRUST

RETURN TO:

MAIL TO  
ATTY. G. CEPENAS  
6436 S. BULASKI RD.  
CHICAGO IL 60629

SEND SUBSEQUENT TAX BILLS TO:

GREATER SOUTHWEST DEV. CORP.  
2601 W. 63<sup>RD</sup> ST  
CHICAGO IL 60629

The above space for recorder's use only

3m

THE GRANTOR, SECOND FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO, a federally chartered savings and loan association, in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Conveys and Warrants to MARQUETTE NATIONAL BANK AND TRUST COMPANY, as Trustee under the trust agreement dated June 9, 1998, and known as Trust Number 14550, the following described Real Estate, to wit:

2/19/99

Lot 22 in Block 16 in Cobe and McKinnon's 63<sup>rd</sup> Street and California Avenue Subdivision of the West 1/2 of the Southeast 1/4 of Section 13, Township 38 North, Range 13, East of the Third Principal Meridian,

situated in the City of Chicago, County of Cook, in the State of Illinois and SUBJECT TO covenants, conditions, restrictions and easements of record, general real estate taxes for the year 1998 and subsequent years as well as Exhibit "A" attached hereto.

Permanent Tax Identification No.(s): 19-13-427-033-0000

Property Address: 2616 W. 63<sup>rd</sup> Street, Chicago, IL

In witness whereof, said Grantor has caused his name to be signed to these presents for the uses and purposes set forth herein.

Dated this 19<sup>th</sup> day of MARCH, 1999.

ATTEST:

SECOND FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO,

Matthew M Brophy  
Its ASST. SECRETARY

Its Vice President

SEAL

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that FRANK MONTANEZ and MATTHEW M. BROWN VICE - PRES and ASST. SECY of SECOND FEDERAL SAVINGS AND LOAN ASSOC/CHICAGO, a federally chartered savings and loan association, 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 and delivered the said instrument as his as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this 19<sup>th</sup> day of MARCH, 1999.

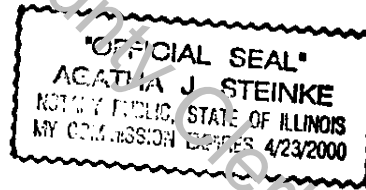
City of Chicago  
Dept. of Revenue  
201536



Real Estate  
Transfer Stamp  
\$667.50

04/07/1999 12:27 Batch 6395 28

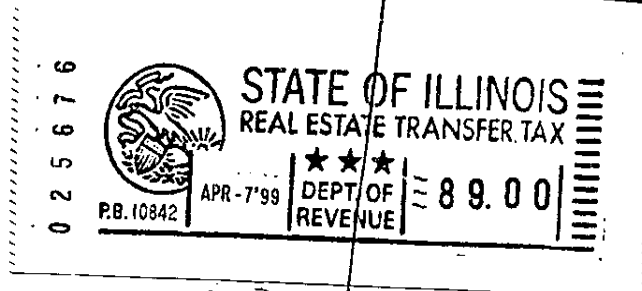
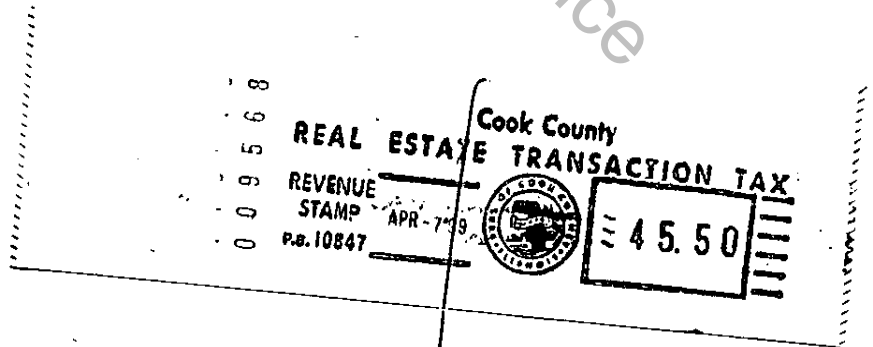
*Agatha J. Steinke*  
NOTARY PUBLIC



AFFIX TRANSFER STAMPS ABOVE

This instrument prepared by:

Russell R. Custer, Jr.  
Lillig & Thorsness, Ltd.  
1900 Spring Road, Suite 200  
Oak Brook, IL 60523  
Attorney No. 11196



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EXHIBIT "A"

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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 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 evidenced 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 "within limitation", or words of similar import, in accordance with the statute in such case made and provided.