

UNOFFICIAL COPY

99352852

4/33/01 7 30 001 Page 1 of 4
1999-04-13 14:21:33
Cook County Recorder 27.50



WARRANTY DEED IN TRUST

4238203(3/3)

GIT

THIS INDENTURE WITNESSTH, That the grantor(s) SALADEEM K. MUHAMMAD, MARRIED of the County of COOK and State of ILLINOIS for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto AMERICAN NATIONAL BANK, a corporation of Illinois, whose address is , , Illinois, as Trustee under the provisions of a trust agreement dated the . known as Trust Number 600329-0-1 the following described Real estate in the County of COOK and State of Illinois, to wit:

THE NORTH 30 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF BLOCK 21 ~~OF BLOCK 21~~ IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 7733 SOUTH RIDGELAND
CHICAGO, ILLINOIS 60649

P.I.N. 20-25-319-011-0000

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: THE FOLLOWING PERMITTED EXCEPTIONS, PROVIDED NONE OF WHICH SHALL MATERIALLY RESTRICT THE REASONABLE USE OF PREMISES AS A RESIDENCE; (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME CLOSING; (B) BUILDING LINES AND BUILDING LAWS AND ORDINANCES, USE OF OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; (C) ZONING LAWS AND ORDINANCES WHICH CONFORM TO THE PRESENT USAGE OF THE PREMISES; (D) PUBLIC AND UTILITY AND UTILITY EASEMENTS WHICH SERVE THE PREMISES; ; (E) PUBLIC ROAD AND HIGHWAYS, IF ANY (F) PARTY WALL RIGHTS AND AGREEMENTS.

PERMANENT TAX NUMBER: 20-25-319-011-0000 4238203/6/16 VOLUME NUMBER: _____

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

T.R.L.

UNOFFICIAL COPY

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.

99352852

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, 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.

And the said grantor hereby expressly waive(s) 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 grantor aforesaid has hereunto set his hand and seal this 16 day of MARCH, 19 99.

x Saladeem K. Muhammad
SALADEEM K. MUHAMMAD

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP APR-0'99
P.B. 11421
13.75

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE
APR-0'99
P.B. 11191
206.25

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR-0'99
DEPT. OF REVENUE
P.B. 10678
27.50

UNOFFICIAL COPY

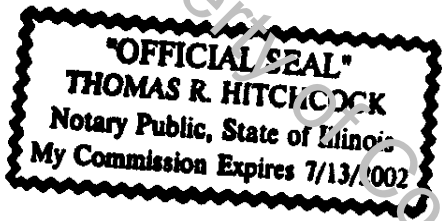
State of Illinois

County of COOK

I, THOMAS R. HITCHCOCK, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SALADEEM K. MUHAMMAD, MARRIED 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 16 day of MAR., 1999

99352852



Thomas R. Hitchcock (Notary Public)

Prepared By: LAW OFFICES OF THOMAS R. HITCHCOCK
120 SOUTH STATE STREET-SUITE 803
CHICAGO, ILLINOIS 60603-

Mail To:

~~AMERICAN NATIONAL BANK~~

~~Illinois~~

Larry Tepper

P.O. Box 100284

Denver, Co 80250

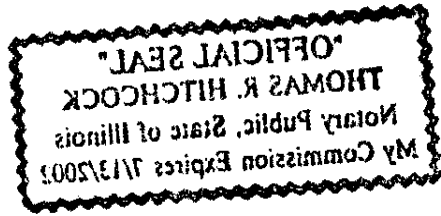


Cook County Clerk's Office

UNOFFICIAL COPY

98852000

Property of Cook County Clerk's Office



UNOFFICIAL COPY

EXHIBIT 'A'
Legal Description

THE NORTH 30 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF BLOCK 21 OF BLOCK 21 IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 7733 SOUTH RIDGELAND
CHICAGO, ILLINOIS 60649

P.I.N. 20-25-319-011-0000

99352852

Property of Cook County Clerk's Office