

WARRANTY DEED IN TRUST

DISBURSE OF RIG BPC Form

The above space for recorder's use only

5/12/89 Deposition affects property on (ITF 1A09375 D-3 7202-027 and other property SP2

3791540

THIS INDENTURE WITNESSETH, That the Grantor Edward H. Lihme, divorced and not since remarried of the County of Martin and State of Florida for and in consideration of Ten and NO/100 Dollars, and other good and valuable considerations in hand paid, Convey s and Warrant s unto the WESTERN SPRINGS NATIONAL BANK AND TRUST, a national banking association, whose address is 4458 Wolf Road, Western Springs, Illinois 60668, as Trustee under the provisions of a trust agreement dated the 10th day of April 19 89, known as Trust Number 3125 the following described Real estate in the County of Cook and State of Illinois, to wit:

THE SOUTH 30 FEET OF LOT 6 IN BLOCK 46 IN GURLEY'S SUBDIVISION OF BLOCKS 24 TO 28 INCLUSIVE IN THE ASSESSOR'S DIVISION OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Subject to: Second installment of 1988 general real estate taxes and subsequent years. Covenants, conditions of record set forth in document number 12601604.

PERMANENT TAX NUMBER: 17-22-319-018 part 2 VOLUME NUMBER: 512  
STREET ADDRESS: 2126 S. Indiana, Chicago, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances or up in 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 the present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 change 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 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, in other similar to or different from the ways above specified, at any time or times thereafter.

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 conveyance 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 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 file in it a certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words or similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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 Edward H. Lihme aforesaid has hereunto set his hand and seal this 28th day of April 19 89.

Edward H. Lihme (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

State of Illinois ss. I, the undersigned a Notary Public in and for said County, in County of Cook do hereby certify that Edward H. Lihme, divorced and not since remarried

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 28th day of April 19 89

Thomas J. McNeely  
Notary Public

The space for affixing Record and Revenue Stamps

Except under provisions of Paragraph 1, Section 6, Real Estate Transfer Tax Act  
Paula Kaplan Berger  
Buyer, Seller & Representative  
Date

After recording return to:  
WESTERN SPRINGS NATIONAL BANK AND TRUST  
Land Trust Department  
4458 Wolf Road  
Western Springs, IL 60668

THIS INSTRUMENT WAS PREPARED BY:  
Paula Kaplan Berger  
333 W. Wacker Dr./Suite 2500  
Chicago, Illinois 60606

UNOFFICIAL COPY

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SIC. 107.3-115-C, OF PARAG-  
GRAPH 2, ARTICLE 11.1 OF THE  
CHICAGO LABORING TAX CHARTER.

*J. R. Kelly for collector*

Property of Cook County Clerk's Office

COOK COUNTY CLERK  
REGISTER

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