

# UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

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03031120

4151899/11/15/17

THE GRANTOR PAUL J. HALL BOY'S CLUB, INC. A/K/A 'PAUL HALL BOYS CLUB', an Illinois not for profit corporation

DEPT-01 RECORDING \$25.50  
T90000 TRAN 5582 12/16/93 15:29:00  
#6356 \* -03-031120  
COOK COUNTY RECORDER

of the County of Cook and State of Illinois for and in consideration of Ten and no/100th Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT S/QUIT CLAIM) unto Beverly Trust Company

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 15 day of June, 1987, and known as Trust Number 8-8-33 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit: See Addendum 1, attached

Section 4.

Permanent Real Estate Index Number(s): 25-08-423-024, 023, and 022  
Address(es) of real estate: Parcels of 10140 S. Halsted St., Chicago, Illinois

*Samuel A. Smith, agent for Grantor*

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to locate 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 present 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 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 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 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, 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, or any 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 the said grantor 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 grantor aforesaid has hereunto set its hand and seal this 29th day of November 1993

*Paul J. Hall* (SEAL) 03031120 (SEAL)  
EXECUTIVE DIRECTOR

State of Illinois Cook ss.

I, MARY ANN BUNNELL, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY certify that William L. Hall, authorized as Director, and Notary Public, State of Illinois, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, 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 official seal, this 29th day of November 1993

Commission expires 19 NOTARY PUBLIC

This instrument was prepared by Samuel Adam Smith, 535 S. Washington Street, Naperville, Illinois 60540

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

MAIL TO B. DUSTER (Name)  
7459 S. COTTAGE GROVE (Address)  
Chicago, IL 60619 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Beverly BANK (Name)  
1357 W. 103rd St. (Address)  
Chicago, IL 60643 (City, State and Zip)

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Deed in Trust

TO

Property of Cook County Clerk's Office

GEORGE E. COLE<sup>3</sup>  
LEGAL FORMS

02/11/2015

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Addendum No. 1

LOTS 7, 8 AND 9 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 8) IN BARBER'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 9 IN HITTS SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Subject to (a) covenants, conditions and restrictions of records; (b) private, public and utility easements and roads and highways, if any; (c) special taxes or assessments for improvements not yet completed; (d) installments not due at the date of November 29, 1993. of any special tax or assessment for improvement heretofore completed, if any, and (e) general taxes for the year 1993 and subsequent years including taxes which may accrue by reason of new or additional improvements, (f) In the event grantee elects to sell or otherwise transfer the premises grantor shall have a right of first refusal to meet any bona fide offer, and (g) grantee agrees to use and maintain the premises as a parking lot, unless and until grantor waives this restriction or the grantor sells, transfers, leases or assigns the property located immediately adjacent to the south of said lots 7, 8 and 9. (h) Grantor hereby gives grantee the right of first refusal to meet any bona fide offer for the sale, transfer or lease of the property immediately adjacent to the south of said lots 7, 8 and 9.

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## STATEMENT OF GRANTEE 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 12/14/93, 1993 Signatures: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Name] on the 14 day of Dec, 1993.

Notary Public [Signature]

"OFFICIAL SEAL"  
JEAN E. WATSON  
Notary Public, State of Illinois  
My Commission Expires 11/5/95

The grantee or his agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest is a land trust in 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.

Dated 12/14/93, 1993 Signatures: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Name] on the 14 day of Dec, 1993.

Notary Public [Signature]

"OFFICIAL SEAL"  
JEAN E. WATSON  
Notary Public, State of Illinois  
My Commission Expires 11/5/95

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantor shall be guilty of a Class B misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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

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