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Tax Bills Go To:
ANNA KOERHER & MARY ANN TITTLE
Unit 4-A, 6233 N. Niagara Ave.
Chicago, IL 60631

04036018

DEED IN TRUST

DEPT-04 RECORDING
170011 TRAN 4578 12/12/99 11:45:00
\$1784 \$ RV #--04--036018
COOK COUNTY RECORDER

ATTORNEY'S TITLE GUARANTEE FUND, INC

04036018

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THIS INDENTURE WITNESSETH THAT the Grantor, Bertha R Buddenbaum, a Widow, of the County of Cook, State of Illinois for and in consideration of One Dollar (\$1.00) and other good and . . . valuable considerations, the receipt of which is hereby acknowledged, does hereby convey and quit-claim to Anna Koehrer and Mary Ann Tittle, as Co-Trustees under the provisions of a Trust Agreement dated the 5th day of December, 1930, known as the Revocable Trust Agreement of Bertha R. Buddenbaum, the following described real estate in Cook County, State of Illinois, to-wit:

Unit 4-A, as delivered on survey of the following described parcel of real estate (hereinafter referred to as 'PCL'):
Lot 43 in Block 64 in Norwood Park in the East 1/2 of the North West 1/4 of Section 6, Township 40 North, Range 13 East of the Third Principal Meridian, which plat of survey is attached as exhibit 'A' to Declaration of Condominium made by Louis S. Kulma and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document No. 2237268 together with an undivided 5.0711 per cent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois. More commonly known as: 6233 N. Niagara Avenue, Chicago, Illinois.

13-06-110-051-1014

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 Co-Trustees 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 proeprty 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 such successor or successors in trust all of the title, estate, powers and authorities vested in said Co-trustees, to donate, to dedicate,

Mailed to: Mary Frances Hegarty
301 W. Touhy Avenue
Park Ridge, Ill. 60068
27 3/4

EXEMPT UNDER PROVISION OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

[Handwritten signature]

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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 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 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 evidence in favor of every person relying upon or

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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.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal, this 5th day of December, 1990.

Bertha R. Buddenbaum
BERTHA R. BUDDENBAUM

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, this 5th day of December, 1990.

Mary Louise McShane
NOTARY PUBLIC

My Commission Expires:

May 4, 1991

Resident: Porter County.

This Instrument Prepared By: Allen B. Zarembo, Spangler, Jennings & Dougherty, P.C., 8396 Mississippi St., Merrillville, IN 46410.

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EXEMPTED TRANSACTION AFFIDAVIT

To the best of his/her 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 in 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.

Mary Ann Lewis
Grantor Agent for Grantor

Grantor

Signed and Sworn to before me this 27th day of November, 1994

Claire B. Lynch
NOTARY PUBLIC

OFFICIAL SEAL
Claire B. Lynch
Notary Public State of Illinois
My Commission Expires May 13, 1997

The name of the grantee shown on the deed or assignment of beneficial interest in the 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 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.

Mary Ann Lewis
GRANTEE Agent for Grantee

Grantee

Signed and Sworn to before me this 27th day of November, 1994

Claire B. Lynch
NOTARY PUBLIC

OFFICIAL SEAL
Claire B. Lynch
Notary Public State of Illinois
My Commission Expires May 13, 1997

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