

UNOFFICIAL COPY

GEORGE E. COLE* NO. 1990
LEGAL FORMS SEPTEMBER, 1967

DEED IN TRUST

(ILLINOIS)

23 577 501
1976 JUL 29 AM 10 43
JUL-29-76 229438 23577501 W A

RECORDED IN
COOK COUNTY
10.00

(The Above Space For Recorder's Use Only)

THE GRANTOR Rose Havnoonian, a spinster
of the County of Cook and State of Illinois, for and in consideration
of TEN AND 00/100 (\$10.00) Dollars,
and other good and valuable considerations in hand paid, Convey and (WARRANTY/QUIT CLAIM)* unto
Ross F. Nilman as Trustee Under Trust No. 2, of
6512 S. Ross, as Trustee under the provisions of a trust agreement dated the 22 day of April
1976, and known as Trust No. 2 (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, ~~with~~ subject to second
installment of real estate taxes for the year 1970 and all of
the years thereafter. Legal Description attached hereto.

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 create 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 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 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 or 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 "with limita-
tions," or words of 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 aforesaid has hereunto set her hand and seal this 28th
day of April, 1976.

(SEAL) Rose Havnoonian (SEAL)

(SEAL) _____ (SEAL)

State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State afore-
said, DO HEREBY CERTIFY that Rose Havnoonian
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 She signed, sealed and delivered the said instrument as her 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 28th day of April, 1976.

Commission expires July 22 1979 Yvonne J. Donnelly
NOTARY PUBLIC

*USE WARRANTY/QUIT CLAIM AS PARTIES DESIRE

This document prepared by
JAY GORAN
19 South LaSalle Street
Chicago, Illinois 60603

MAIL TO: Julian R. Hansen
110 S. Dearborn Room 720
Chicago, Illinois 60603

ADDRESS OF PROPERTY: 6512-14 South Ross

Chicago, Illinois 60621
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.

AND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. _____

(Address)

10.00

COOK COUNTY CLERK
JUL 29 1976

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 29 1976
1098
210 00100

DOCUMENT NUMBER
23577501

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The North 20.45 feet of Lot 23 measured on the Easterly line of said Lot and the South 40.55 feet of Lot 24 measured on the Easterly line of said Lot also that part of Lot 26 lying West of and adjoining said parts of said Lots 23 and 24 (except the West 25 feet of said Lot 26) all in Block 1 in C. D. Perry's Resubdivision of Block 1 and of Lots 1, 2, 3, 4 and 5 in Block 6 in Barnum Grove Subdivision of the South 4 7/10 acres of the West half of the North East quarter of Section 21, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County Illinois.

23 572 501

END OF RECORDED DOCUMENT

Deed in T.

Property of Cook County Clerk's Office