

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

NO. 1990
SEPTEMBER, 1967

DEED IN TRUST

(ILLINOIS)

1976 OCT 14 AM 11 26

23 872 567

RECORDERS OFFICE
COOK COUNTY ILLINOIS

OCT-14-76 267033 * 23672567 * A Rec

10.00

(The Above Space For Recorder's Use Only)

THE GRANTOR Judith L. Zamb, a Spinster
of the County of Cook and State of Illinois, for and in consideration
of ten (\$10.00) Dollars,
and other good and valuable considerations in hand paid, Convey and WAIVER OF QUIT CLAIM* unto
Paul S. Steinberg and his successors or successor in trust, of
Glencoe, Illinois, as Trustee, under the provisions of a trust agreement dated the 15th day of April,
1976, and known as the Steinberg Trust (hereinafter referred to as "said trustee," regardless of the number
of trustees,) and unto all 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:

An undivided one-half interest in:

That part of lot ten (10) in block one (1) in Sylvan Newhall's sub-
division in fractional Section Six (6) Township Forty-two (42) North,
Range Thirteen (13), East of the Third Principal Meridian according
to the plat thereof recorded December 8, 1909 as Document No. 4430547,
described as follows: Beginning at the most Easterly corner of said
lot ten (10) running thence north westerly along the north easterly
line of said lot, forty-five and fifty one-hundredths (45.50) feet
thence south westerly in a straight line to the north easterly line of
Forest Avenue to the point in said line fifty feet north westerly
(measured along the said north easterly line of Forest Avenue) from
the most southerly corner of said lot 10, thence south easterly along
the said north easterly line of said Forest Avenue to said most southerly
corner of said lot, thence north easterly along the south easterly line
of said lot ten (10), two hundred twenty one and ninety one-hundredths
(221.90) feet more or less to the place of beginning, commonly known as
927 Forest Avenue, Glencoe, Illinois, being 40 ft. x 224 ft., together with
all buildings and improvements therein and thereon, including venetian
blinds, and also including the easement created under an agreement for
easement recorded in the Recorder's office of Cook County, Illinois, as
Document No. 10592234.

23672567

County Clerk's Office

in th

(See the attached Legal Description)

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 vacate any subdivision or part thereof, and to resubdivide said property as often as deemed necessary; 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 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 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 thereof; (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 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 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 or execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 12th day of October, 1976.

Judith L. Zamb (SEAL) Judith L. Zamb (SEAL) State of Illinois, County of Cook ss.

DAVID G. STROM NOTARY PUBLIC Given under my hand and official seal, this 12th day of October, 1976. Commission Expires April 8, 1980 David G. Strom NOTARY PUBLIC

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

This instrument prepared by: James M. Hannan (Name) Arnstein, Gluck, Weitzenfeld & Minow (Name) 75th Floor - Sears Tower (Address) Chicago, Illinois 60606 (City, State and Zip)

ADDRESS OF PROPERTY: 927 Forest Avenue Glencoe, Illinois THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: (Name) (Address)

OR MAIL TO: RECORDER'S OFFICE BOX NO. 781 DGS

AFFIX "RIDERS" OR REVENUE STAMPS HERE. Section 4, Book 44444, Page 44444. Date 10/12/76. David G. Strom



DOCUMENT NUMBER 23672567

END OF RECORDED DOCUMENT