

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 1990  
SEPTEMBER, 1967

## DEED IN TRUST

(ILLINOIS)

1977 OCT 26 PM 3 36 24 165 897

COI-26-77 466955 • 24165897 • A --- Rec

(The Above Space For Recorder's Use Only)

THE GRANTOR S, AL RUKIN and ROSE RUKIN, his wife,  
of the County of Cook and State of Illinois, for and in consideration  
of Ten and no/100 Dollars,  
and other good and valuable considerations in hand paid, Convey and (WARRANT/QUIT CLAIM)\* unto  
JULES RUKIN,

Trustee under the provisions of a trust agreement dated the 27th day of September  
1977, and known as TRUST AGREEMENT (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 Rider attached, for 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 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 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 S 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 S aforesaid have hereunto set their hand S and seal S this 30th  
day of September, 1977.

AL RUKIN (SEAL) ROSE RUKIN (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 AL RUKIN and ROSE RUKIN, his wife,  
personally known to me to be the same person S, whose name S are subscribed  
to the foregoing instrument, appeared before me this day in person, and acknowledged  
that they signed, sealed and delivered the said instrument as their 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 30th day of September, 1977.

Completion expires OCTOBER 7 1980 Marilyn Hirsch NOTARY PUBLIC

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

This deed prepared by Aaron Cohen, 253 South Wacker Drive, Chicago, Illinois 60606  
ADDRESS OF GRANTEE: JULES RUKIN, Friedman, Eisenstein, Ragner & Schwartz, 2 Illinois  
Center Suites 1800, Chicago, Illinois 60606

MAIL TO { Mr. Aaron Cohen (Name)  
Suite 4527 - Sears Tower (Address)  
253 South Wacker Drive  
Chicago, Illinois 60606 (City, State and Zip)

Chicago, Illinois 60618  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO:  
Al Rukin (Name)

OR RECORDER'S OFFICE BOX NO.

5543 North Kedzie Avenue (Address)  
Chicago, Illinois 60618

Special Underprovisions of Paragraph e, Section 4,  
of the Real Estate Transfer Tax Act,  
dated this 17th day of October, 1977  
Agent

SEE RIDERS OR REVENUE STAMPS HERE

11  
Office  
MAIL

DOCUMENT NUMBER

24165897

# UNOFFICIAL COPY

## R I D E R

Attached to Deed from Al and Rose Rukin  
to Jules Rukin, as Trustee of Trust  
Agreement dated September 27, 1977 and  
known as 3543 North Kedzie Land Trust

### LEGAL DESCRIPTION:

Lot 11 and Lot 12 (except the North 25 feet thereof) in Block  
3 in Joseph Pickerdike's Sub. of that part of the N. 85 $\frac{1}{2}$  acres  
of the S.W.  $\frac{1}{4}$  of Sec. 24, T. 40 N. R. 13 E. of the 3rd P.M.  
lying N. & E. of the center of Elston Ave. & bounded as  
follows; on the N. by the center of Warner Ave., on the S.W.  
by the center of Wallace Ave. as extended in Chicago, Illinois.

24 155 897

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT