

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 1990  
SEPTEMBER, 1967

DEED IN TRUST

(ILLINOIS)

ILLINOIS  
RECORD  
24 221 625  
Dec 5 9 00 AM '77

RECORDER OF DEEDS

\*24221625

(The Above Space For Recorder's Use Only)

24221625

THE GRANTOR Ruth G. Levy, a widow and not since remarried  
of the County of Cook and State of Illinois for and in consideration  
of Ten and 00/100 Dollars,  
and other good and valuable considerations in hand paid, Convey and ~~WARRANT~~ QUIT CLAIM\* unto  
Irving M. Shepard  
Northbrook, Ill trustee under the provisions of a trust agreement dated the 23rd day of June  
1970, and known as ~~Trust Name~~ (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:  
\*The Irving M. Shepard Trust dated June 23, 1970:

11.00

Unit No. 2321 (called "Unit") as delineated on Survey of Lot 1 in  
Block 1 in Baird and Warner's Subdivision of Block 12 of Hundley's Sub-  
division of Lots 3 to 21 inclusive and Lots 33 to 37 inclusive in Pine  
Grove, a Subdivision of fractional Section 21, Township 40 North, Range  
14, East of the Third Principal Meridian, in Cook County, Illinois, to-  
gether with the vacated alley in said Block and the tract of land lying  
Easterly of and adjoining said Block 12 and Westerly of the Westerly  
line of North Shore Drive (excepting street previously dedicated) in  
Cook County, Illinois (called "Property"), which Survey is attached as  
Exhibit "A" to Declaration of Condominium Ownership made by the American  
National Bank and Trust Company of Chicago, as Trustee, under Trust  
Agreement dated February 11, 1974 and known as Trust No. 32679, recorded  
in the Office of the Recorder of Deeds of Cook County, Illinois as Docu-  
ment No. 24132761, together with an undivided 15% interest in the Pro-  
perty (excepting from said Property all the property and space comprising  
all the units thereof as defined and set forth in the Declaration and  
Survey), together with the tenements and appurtenances thereunto belong-  
ing.

Recorder's Office

Signature

# UNOFFICIAL COPY

24 221 625

Property of

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Legal description is attached hereto as Exhibit A and by this reference is made a part hereof.

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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of an 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 lease and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and 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 such 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, to 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 the same, 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 on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 10th day of November, 1977.

(SEAL) *Ruth G. Levy* (SEAL)  
(SEAL) (SEAL)

State of Illinois, County of Cook ss.

THIS INSTRUMENT WAS PREPARED BY  
**Francine Rissman**  
of **LIEBERMAN, LEVY, GARDIN & STONE LTD.**  
150 N. WACKER DR., CHICAGO, ILL. 60606

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Ruth G. Levy, a widow and not since remarried** 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 10th day of November, 1977.  
Commence of term of office, January 21, 1979  
*Marianne Hoeft*  
NOTARY PUBLIC

\*USE THIS SPACE TO SIGN AS PARTIES DESIRE

MAIL TO: *150 N. Wacker Drive*  
*Chicago, Ill. 60606*  
*ATTN: Lieberman, Levy, Gardin & Stone, Inc.*  
OR RECORDER'S OFFICE BOX NO. 900

ADDRESS OF PROPERTY:  
**3550 N. Lake Shore Drive**  
**Chicago, Illinois 60657**  
THIS ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO  
**Irving M. Shepard**  
**1740 E. Mission Hills Road**  
**Northbrook, Illinois 60062**

AFFIX RIDERS FOR REVENUE STAMPS HERE  
This deed is exempt from the Real Estate Transfer Tax Act pursuant to Section 4(e), thereof. *7661000 9BB*  
*J. Edgar Hoover*  
*Director*

DOCUMENT NUMBER  
24 221 625

END OF RECORDED DOCUMENT