

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 1990  
September, 1975

DEED IN TRUST

(ILLINOIS)

1978 MAR 29

AM 11 48

RECORDER OF DEEDS  
COOK COUNTY ILLINOIS

RECORDED

24 380 659

(The Above Space For Recorder's Use Only)

MAR 29 1978

24380659

Exempt under provisions of Paragraph e, Section 4,  
of the Fiscal Estate Transfer Tax Act.  
Dated this 29 day of March 1978  
Agent

THE GRANTORS AL RUKIN and ROSE RUKIN, HIS WIFE,  
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 WARRANT /QUIT CLAIM)\*  
unto JULES RUKIN, TRUSTEE OF A TRUST AGREEMENT DATED THE 27TH DAY OF  
DECEMBER, 1977 AND KNOWN AS THE 3543 (Address of Grantee) 3543 North Kedzie Ave.  
KEDZIE LAND TRUST Chicago, Ill. 60618.  
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 RIFER 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 or 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, 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, merge 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 hereunder; (c) that said trustee, as duly authorized and  
empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) that 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 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, as aforesaid have hereunto set their hands and seals this 29 day of March 1978.

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 whose name is 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 16 day of June 1978  
My Commission Expires 19

This instrument was prepared by AARON COHEN, 233 South Wacker Dr., Chicago, Ill. 60606  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Aaron Cohen  
233 South Wacker Drive, Suite 4527  
Chicago, Illinois 60606

ADDRESS OF PROPERTY:  
3543 North Kedzie Avenue

Chicago, Illinois 60618

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

SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO.

AFFIX RIDERS OR REVENUE STAMPS HERE

COPIES

DOCUMENT NUMBER

24380659

# UNOFFICIAL COPY

## RIDER

ATTACHED TO AND MADE A PART OF DEED IN TRUST BETWEEN AL RUKIN AND ROSE RUKIN, HIS WIFE, AS GRANTORS, AND JULES RUKIN AS TRUSTEE OF A TRUST AGREEMENT DATED THE 27TH DAY OF DECEMBER, 1977 AND KNOWN AS THE 3543 KEDZIE AVENUE LAND TRUST

## LEGAL DESCRIPTION

Unit No.2A as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): the East 210 feet (as measured along the North line of West Pratt Avenue) of that part of Lot 3 lying East of the West 810.5 feet thereof, lying West of the East 33 feet thereof (taken for a street) lying South of the North 172.4 feet thereof and lying North of the South 40 feet thereof, all in Circuit Court Partition of the South East quarter of the North West quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration made by Oak Park National Bank, Trustee under Trust No. 6700, and recorded in the office of the Recorder of Cook County as Document No. 19776632; and as amended by Document No. 19784711; together with an undivided 1.316% interest in said parcel, (excepting from said parcel all the property and space comprising all of the units thereof as defined and set forth in said Declaration and survey) Said property being commonly known as 3800 N. California Ave., Chicago, Ill.

24 383 659

END OF RECORDED DOCUMENT