

UNOFFICIAL COPY

25881434

DEED IN TRUST

FOR USE BY COUNTY RECORDER OR REGISTRAR OF TITLES

Modern Law Form
No. 231

The GrantorS: **JAMES DOWNES and SHEILA DOWNES, His Wife**
of the **City of Chicago**, County of **Cook** and State of **Illinois**
in consideration of the sum of **Ten and no/100** Dollars,
and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quitclaims
to **PHILLIPPA T. DUFFY, 6250 West Giddings, Chicago, Ill.** as Trustee
under the terms and provisions of a certain Trust Agreement dated the **14th** day of **December, 19 78**
and designated as Trust No. **1**, and to any and all successors as Trustee appointed under said Trust
Agreement, or who may be legally appointed, the following described real estate:

The North 1/2 of Lot 142 and the South
14.4 Feet of Lot 141 in Heafield's
Lawrence Avenue Terminal Garden Sub-
division in the North West 1/4 of Section
17, Township 40 North, Range 13, East
of the Third Principal Meridian in Cook
County, Illinois

To have and to hold said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and
for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide
or subdivide the trust property, or any part thereof; (b) to sell on any terms, grant options to purchase, contract to sell, to
convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust;
and to grant to such successor or successors in trust all the powers vested in the Trustee; (c) to mortgage, encumber, or otherwise
transfer the trust property, or any interest therein, as security for advances or loans; (d) to dedicate parks, streets, alleys, ways,
time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any
existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease, or
otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given,
nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the
Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be
conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; but at the
time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and
effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding
upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors
in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the pre-
ceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming
under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the
trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust
shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named to act, or upon his removal from the County
La Salle National Bank of Chicago
is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and
be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not
to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with
limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waive and release any and all right and benefit under and by virtue of the Statutes of the
State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

In Witness Whereof, the GrantorS have hereunto set their hands and seals this **14th** day
of **December, 19 78.**

(SEAL)

(SEAL)

This instrument prepared by William A. Murphy, 105 West Madison, Chicago, Illinois
WILLIAM A. MURPHY

105 West Madison Street
Chicago, Illinois 60602



Street Address
NOT A PART OF THE ABOVE INSTRUMENT

Exempt under provisions of Paragraph 1, Section 200.1-4B of the Chicago Transaction Tax Ordinance.
12-17-78
Date
Buyer, Seller or Representative
25881434
EXEMPT UNDER PROVISIONS OF PARAGRAPH 1, SECTION 4,
REAL ESTATE TRANSFER TAX ACT
12-17-78
ONL
BUYER, SELLER OR REPRESENTATIVE

UNOFFICIAL COPY

STATE OF ILLINOIS

COUNTY OF COOK

W. A. Murphy
1979 AUG 2 PM 1 26

AUG--2-79 636194 • 25081434 • A Rec

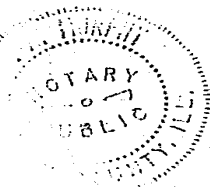
10.15

I, **W. A. MURPHY**, a Notary Public,
in and for the County of **Cook** **Chicago**, Illinois, do hereby certify that
JAMES DOWNES and SHEILA DOWNES, His Wife, personally known
to me to be the same persons whose names are subscribed to the foregoing instru-
ment, appeared before me this day in person, and acknowledged that they signed and
delivered the said instrument as their free and voluntary act, for the uses and pur-
poses therein set forth.

Given under my hand and official seal, this
December, 1978.

14th day of

W. A. Murphy
Notary Public



25081434

END OF RECORDED DOCUMENT