

GEORGE E. COLE\* LEGAL FORMS

NO. 1990 April, 1980

DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

26635869

THE GRANTOR ROSE KAPLAN, a widow,

of the County of Cook and State of Illinois for and in consideration of TEN & NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and WARRANTS (QUIT CLAIM S.) unto Rose Kaplan, 7037 North Kedzie Avenue, Chicago, Illinois 60645

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 21st day of September, 1982, and known as The Rose Kaplan Declaration of Trust dated September 21, 1982 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 Hereto



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 or trustees to manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision of 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 future, 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, modify 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 may 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 premises 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 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 on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 6th day of June, 1983

(SEAL) Rose Kaplan (SEAL) Rose Kaplan

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROSE KAPLAN, a widow 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 executed, 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.

Witness my hand and official seal, this 6th day of June, 1983. Commission expires JAN 18 1986. Herbert B. Rosenberg, NOTARY PUBLIC

This instrument was prepared by Cohen, Wulfstat, Semer, Leff & Rosenberg, Ltd., 233 S. Wacker Suite 8642, Chicago, IL 60606

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY: 7033 North Kedzie Avenue Chicago, Illinois

MAIL TO: COHEN, WULFSTAT, SEMER, LEFF & ROSENBERG, LTD. SUITE 8642 - SEARS TOWER 233 SOUTH WACKER DRIVE CHICAGO, ILLINOIS 60606

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: Rose Kaplan, 7033 N. Kedzie Ave., Chicago, IL 60645

OR RECORDER'S OFFICE BOX NO.

COOK COUNTY REVENUE STAMPS HEREIN ARE SECTION 4. HERBERT B. ROSENBERG, Notary Public, State of Illinois, Commission Expires JAN 18 1986. 26 635 869

Property of Cook County

UNOFFICIAL COPY

ROSE KAPLAN, AS TRUSTEE  
OF THE ROSE KAPLAN DECLARATION  
DATED SEPTEMBER

TO \_\_\_\_\_

ROSE KAPLAN

Deed in Trust

RIDER ATTACHED TO

DEED IN TRUST

ROSE KAPLAN

Unit 15-09, as shown and identified on the survey of that part of a tract of land consisting of Blocks 4 and 5 together with all that part of Vacated N. Albany Ave. lying North of the South line of Block 5 extended West, said extension also being the South line of vacated W. Lunt Ave., and lying South of the North line of said Block 5 extended West, said extension also being the North line of vacated W. Estes Ave., together with all of Vacated W. Lunt Ave., lying East of the East line of N. Kedzie Ave. and together with all of Vacated W. Estes Ave. lying East of the East line of N. Kedzie Ave. all in COLLEGE GREEN SUBDIVISION of part of the W. 1/2 of the N.W. 1/4 of Section 36, Township 41 North, Range 13 East of the 3rd Principal Meridian, (except that part of the above described tract described as follows: beginning at the Northeast corner of said tract, thence West along the North line of said tract 505.51 feet; thence South along a line parallel to the East line of said tract 681.49 feet, to the South line of said tract; thence East along the South line of said tract 505.49 feet to the Southeast corner of said tract; thence North along the East line of said tract 681.82 feet, to the point of beginning) in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium Ownership by WINSTON DEVELOPMENT CORPORATION, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 20845366, together with an undivided 24.11 % interest in the above described premises, excepting therefrom all of the Units as defined and set forth in the said Declaration and Survey.

Property of Cook County Clerk's Office  
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END OF RECORDED DOCUMENT