

UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

MAIL TO:
THIS INSTRUMENT WAS PREPARED BY:
RONALD P. PAJA
KEARNEY & PHELAN, LTD.
111 NORTH AVENUE
BARRINGTON, ILLINOIS 60010



27100243

This Indenture Witnesseth, That the Grantor.....JAMES. P. REILLY.....and.....
MARYANN KELLY-REILLY, his wife

of the County of Cook and State of Illinois for and in consideration
of ten Dollars,

and other good and valuable considerations in hand paid. Convey.....S.....and Warrant.....S.....unto the FIRST
NATIONAL BANK AND TRUST COMPANY OF EVANSTON, Illinois, a banking corporation duly organized and
existing under and by virtue of the laws of the United States of America and duly authorized under the laws of the
State of Illinois to accept and execute trusts, as Trustee under the provisions of a trust agreement dated the.....

.....1st day of May 1964, known as Trust Number
2975, the following described real estate in the County of Cook and State of Illinois,

to-wit: SEE ATTACHED RIDER FOR LEGAL DESCRIPTION WHICH IS MADE A PART
HEREOF.

N/K/A First Illinois Bank of Evanston, N.A.

PARCEL 1
LOT 57 (EXCEPT THE NORTH 20.05 FEET AND EXCEPT THE SOUTH 121.00
FEET) IN W.D. PRESTON'S SUBDIVISION OF BLOCKS 4, 9 AND 8 WITH LOT
1 IN BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE
NORTH WEST 1/4 WITH THE NORTH EAST FRACTIONAL 1/4 OF SECTION 32,
TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS

ALSO
PARCEL 2
THE NORTH 20.05 FEET (EXCEPT THE WEST 42.33 FEET THEREOF) OF LOT
57 IN W.D. PRESTON'S SUBDIVISION OF BLOCKS 4, 9 AND 8 WITH LOT 1 IN
BLOCK 7 IN THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTH
WEST 1/4 WITH THE NORTH EAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP
41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS

ALSO
PARCEL 3
EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE
DECLARATION FOR EASEMENTS, PARTY WALLS AND RESTRICTIVE COVENANTS
DATED AUGUST 17, 1960 AND RECORDED AUGUST 18, 1960 AS DOCUMENT NO.
17940736, MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER
TRUST AGREEMENT DATED JUNE 28 1960 AND KNOWN AS TRUST NUMBER
42386 AND CERTIFICATE OF CORRECTION DATED FEBRUARY 15, 1961 AND
RECORDED FEBRUARY 15, 1961 AS DOCUMENT NO. 18086642, AND AS CREATED
BY THE DEED FROM CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER
TRUST AGREEMENT DATED JUNE 28, 1960 AND KNOWN AS TRUST NUMBER 42386,
TO RUTH B. HEWITT DATED APRIL 11, 1961 AND RECORDED MAY 11, 1961 AS
DOCUMENT NO. 18159553 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY,
ILLINOIS.

27100243

Property of Cook County Office

UNOFFICIAL COPY

**N/K/A First Illinois Bank of Evanston, N.A.

RECEIVED IN BAD CONDITION

Property of Cook County Clerk

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options of 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 a 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 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 thereto 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 limitations," 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 first day of May 1984. James P. Reilly (Seal) MaryAnn Kelly-Reilly (Seal)

This Deed is exempt from taxation under Section 4, Paragraph (a) of the Real Estate Transfer Tax Act. Kenneth Taylor 5.1.84

27100243

UNOFFICIAL COPY

STATE OF ILLINOIS

County of Cook

I, Ronald P. Paia

Notary Public in and for said County, in the State aforesaid, do hereby certify that James P. Reilly and MaryAnn Kelly-Reilly, his wife

personally known to me to be the same person... 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 notarial seal this first day of May A. D. 1984

Ronald Paia (Signature)

Notary Public

My commission expires: 6-6-86

24 MAY 24 11:05

27100243 A - REC 11.20

100 MAIL

27100243

*N/A First Illinois Bank of Evanston, N.A. 800 Davis Street, P.O. Box 712 Evanston, IL 60204

TRUST NO. _____

DEED IN TRUST
WARRANTY DEED

TO
First National Bank
and Trust Company
of Evanston
TRUSTEE

After recording, please return this document by mail to
FIRST NATIONAL BANK AND TRUST*
COMPANY OF EVANSTON
Trust Department

END OF RECORDED DOCUMENT