

# UNOFFICIAL COPY

DEED IN TRUST

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

3 5 1 1 3 3 3 1

THE GRANTOR DONALD J. KAUFMAN, a bachelor

85116531

of the County of Cook and State of Illinois  
for and in consideration of No  
Dollar, and other good and valuable considerations in hand paid,  
Conveys ~~and WARRANTS~~ /QUIT CLAIMS ~~unto~~  
THE FIRST ILLINOIS BANK OF EVANSTON, N.A.,  
ITS SUCCESSOR OR SUCCESSORS, as Trustee under the  
provisions of a trust agreement dated the 10th day of  
July 1985 and known as Trust Number R-3157 (hereinafter referred

DEPT-41 RECORDING 111 21  
141111 TRAM 0020 07/04/85 14-01-00  
#730 #A \*--85-116531

(The Above Space for Recorder's Use Only)

to as "The trustee,") the following described real estate in the County of Cook  
and State of Illinois, to wit:

LOT NINE (9) IN KATZ BROTHERS SUBDIVISION OF PART OF LOT 3 IN  
SUPERIOR COURT PARTITION OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4  
AND THE EAST 10 ACRES OF THE SOUTH 76 RCDs OF THE SOUTHWEST 1/4  
OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
HEREAFTER CALLED "THE REAL ESTATE."

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in  
the trust agreement set forth.

All power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof;  
to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase;  
to sell on any terms; to convey either with or without consideration; to convey the real estate 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 the  
trustee; to donate, to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, 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 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 future the amount of present or future  
rentals; to partition or to exchange the real estate, 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 abut or easement appurtenant, to the real estate or  
any part thereof; and to deal with the real estate 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 the trustee in relation to the real estate, or to whom the real estate or any part thereof  
shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase  
money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied  
with, or be obliged to inquire into the necessity or expediency of any act of the trustee or be obliged or privileged to inquire into any  
of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation  
to the 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 delivery thereof the trust created herein and by the 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  
herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was  
fully 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 her predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only  
in the possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest  
is hereby declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or  
equitable, in or to the real estate as such, but only an interest in the possessions, 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 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 of a theretore.

In Witness Whereof, the grantor fore said ha hereunto set hand and seal this 10th  
day of July 1985.

Donald J. Kaufman (SEAL) \_\_\_\_\_ (SEAL)  
Donald J. Kaufman

State of Illinois, County of Cook ss.

IMPRESS I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY  
SEAL CERTIFY that Donald J. Kaufman, a bachelor  
HERE personally known to me to be the same person is whose name is subscribed to the  
foregoing instrument, appeared before me this day in person, and acknowledged that he signed,  
sealed and delivered the said instrument as his 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 July 1985

Commission expires November 7 1987 David Katz  
NOTARY PUBLIC

This instrument was prepared by David Katz, 180 N. LaSalle St., Chicago IL 60601  
(NAME AND ADDRESS)

\* USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

FIRST ILLINOIS BANK OF EVANSTON, N.A.  
MAIL TO 800 DAVIS STREET  
EVANSTON, ILLINOIS 60204

ADDRESS OF PROPERTY: 2301 Sussex  
Glenview, Illinois 60025  
THE ABOVE ADDRESS IS FOR STATISTICAL  
PURPOSES AND IS NOT A PART OF THIS DEED  
SEND SUBSEQUENT TAX BILLS TO:  
85116531

ATTN: LAND TRUST  
RECORDER'S OFFICE BOX NO \_\_\_\_\_

ALL "BROTHERS" OR REVENUE STAMPS HERE  
Exempt under Real Estate Transfer Tax Act Sec. 4  
Par. 1 Cook County Ord. 98104 Par. 1  
Date July 29th 1985 David Katz

UNOFFICIAL COPY

Deed in Trust

TO

FIRST ILLINOIS BANK OF

EVANSTON, N.A., TRUSTEE

1020207

Property of Cook County Clerk's Office