

UNOFFICIAL COPY

DEED IN TRUST

11 00 5 1 2 185 121 939

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

COOK COUNTY, ILLINOIS FILED FOR RECORD

THE GRANTOR S DONALD S. BILLINGS and HELEN A. BILLINGS, HTS WIFE

1985 JUL 29 PM 12: 59

85121930 6 4 0

of the County of Cook and State of Illinois for and in consideration of - - TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey - - and (WARRANT XXXXXXXXXXXXXXXX) unto THE FIRST ILLINOIS BANK OF EVANSTON, N.A., ITS SUCCESSOR OR SUCCESSORS, as Trustee under the provisions of a trust agreement dated the 15th day of July 1985, and known as Trust Number R-3159 (hereinafter referred to as "The trustee.") the following described real estate in the County of Cook and State of Illinois, to wit: Lot 19 and the South 1/2 of the vacated alley lying North and adjacent to said Lot 19 in Glenview Terrace subdivision of the West 8 2/3 acres of the East 41 2/3 acres of the North half of the South East quarter of Section 34, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

(The Above Space for Recorder's Use Only)

P. I. N. 04-34-405-019 HERINAFTER CALLED "THE REAL ESTATE"

Continued on reverse side.

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.

Full 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 of part thereof; to contract to sell; to grant options to purchase; to sell or 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 a trust all of the title, estate, powers and authorities vested in the trustee; to donate, by 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 the 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 to purchase the whole or any part of the reversion and to contract respecting the manner of living 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 about 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, 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 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 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 possession, earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Register 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 to 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 otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hand S and seal S, this 15th day of July 1985.

Donald S. Billings (SEAL)

Helen A. Billings (SEAL)

State of Illinois, County of Cook ss.

IMPRESS SEAL HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONALD S. BILLINGS and HELEN A. BILLINGS, his wife personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me in person, and acknowledged that S, in person, signed, sealed and delivered the said instrument as the 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 26th day of July 1985

Commission expires March 18 1989

Notary Public

This instrument was prepared by ALAN JOHN FOREST, 800 Waukegan Road, Glenview, IL 60025 (NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO FIRST ILLINOIS BANK OF EVANSTON, N.A. (Name) 800 DAVIS STREET (Address) EVANSTON, ILLINOIS 60204 (City, State and Zip)

ADDRESS OF PROPERTY: 2238 Henley Glenview, Illinois 60025 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: Laurence Garascia (Name)

ATTN: LAND TRUST RECORDER'S OFFICE BOX NO

Same as above (Address)

COOK COUNTY, ILLINOIS REAL ESTATE TRANSFER TAX CANCELLER COUNTY

Property of 70.02.6928

85 121 930

# UNOFFICIAL COPY

Subject to: General taxes for the year 1984 and subsequent years; building and liquor restrictions of record; zoning and building laws and ordinances; building lines; utility easements; covenants and retrictions of record as to use and occupancy.

Property of Cook County Clerk's Office

## Deed in Trust

TO

FIRST ILLINOIS BANK OF

EVANSTON, N.A., TRUSTEE



T-34 (Rev. 5/84)

SEP 13 1983

RECORDED

INDEXED

SEP 13 1983