

UNOFFICIAL COPY

DEED IN TRUST

85331751

THIS INSTRUMENT WITNESSETH that the grantor, GLENN E. RUSSELL, a widower, of the County of Cook and State of Illinois, for and in consideration of Ten and no 100 Dollars, and other good and valuable considerations in hand paid, Conveys and Just Grants unto GLENN E. RUSSELL, of 2142 North Kenneth Avenue, Chicago, Illinois 60614, as Trustee under the provisions of a Declaration of Trust dated the 19th day of December, 1985, and unto all and every successor or successors in trust under said Declaration of Trust, the following described real estate in the County of Cook and State of Illinois, to wit:

Four (4) in Block Five (5) in Paulding's Belmont Avenue Addition in the East half of the North West quarter of Section Twenty seven (27), Township Forty (40) North, Range Nineteen (19), East of the Third Principal Meridian, in Cook County, Illinois.

Block No. 13-27-40-0000-0000 89.00

Commonly known as 2142 North Kenneth Avenue, Chicago, Illinois 60614.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the covenants and for the uses and purposes herein and in said Declaration of Trust set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and maintain said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract in whole; to grant options to purchase; to sell on any terms; to convey along 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 encumber, to dedicate, to mortgage, lease or otherwise dispose of any part thereof; to lease, to sublease, or any part thereof, from time to time, in fee simple or reversion, or leases to commence in the present or future, and upon any terms and for any period or periods of time, excepting in the case of any single denial of term of years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify the terms and provisions thereof at any time and from time to time; to contract to take leases and to grant leases and options to renew leases and options to amend and to convey or to grant the whole or any part of the reversion and to contract to purchase or to sell the amount of the present or future interest in the premises or any part thereof; to grant, to lease, to sublease, to mortgage, to convey or otherwise dispose of any part of the premises, or any part thereof, in fee simple or otherwise; to grant, to lease, to sublease, to mortgage, to convey or otherwise dispose of any part of the premises or any part thereof; and to deal with the premises and every part thereof in all other ways and means not otherwise prohibited as it would be lawful for any person owning the same to deal with the same, whether similar

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12/18/85 Date
Denny's under provisions of Paragraph 9, Section 9, Real Estate Transfer Tax Act.
Denny's Secretary

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to be different from the days 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 otherwise by said trustee, be obliged to see to the application of any purchase money, rent or money that may or advantage of said premises, or be obliged to see that the terms of said trust have been kept in view, 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 claiming under said instrument and such conveyance, lease or other instrument, as if at the time of the delivery thereof the trustee acted by said instrument and by said trust agreement in full force and effect; and that said conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and which trustee was authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and in the convenience 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.

And the said grantor, CLARENCE E. FIGGS, hereby expressly waives and releases any and all claims 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, CLARENCE E. FIGGS, a widower, aforesaid has hereunto set his hand and seal this 19 day of December, 1918.

Witness:

Helen M. Jensen

Clarence E. Figg
CLARENCE E. FIGGS

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State of Illinois

City of Chicago

County of Cook

I, the undersigned, a Deputy Clerk in and for said County, in the above entitled, of 1974, hereby certify that ALVIN E. BIRCH, a witness, personally known to me at the time aforesaid, was duly sworn to and signed the instrument, appeared before me this day in person, and he declared that he freely, voluntarily and lawfully executed and acknowledged the same, and that he is the owner of the property therein described, and that he is the owner of the same.

Given under my hand and official seal, this 17th day of December, 1974.

Commenced Expires Oct. 3, 1979

Thomas J. ...
Notary Public

This instrument was prepared by:
THOMAS J. ...
Sensbacher, Jones, Kelly, ... & Paxon
Three First National Place, Suite 1200
Chicago, IL 60602

Grantor's and Property Address:
2047 North Kenneth Avenue
Chicago, Illinois 60647

Perm. Index No. 13-87-26-879-10...

Recorder Return To:

Box 280
Chicago, Illinois



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