

DUE IN TRUST
(ILLINOIS)

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553-1639-1

THE GRANTOR Water Saver Faucet Co., a corporation created and existing under and by virtue of the laws of the State of Illinois, with its principal place of business located in the City of Chicago,

of the County of Cook and State of Illinois
for and in consideration of Ten (\$10.00)

Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANTS, ~~(\$1000000.00)~~) unto

ELAINE KERSTEN,
192 S. Deere Park, Highland Park, IL 60035

NAME AND ADDRESS OF GRANTEE:

as Trustee under the provisions of a trust agreement dated the 1st day of November 1964 and known as the Number _____ hereinafter referred to as "said trustee," regardless of the number of trustees, and unto all and every successor in trust under said trust agreement, the following described real estate in the County of Cook and State Illinois, town: The west 1/2 of Lot 1 in Block 12 in Fort Dearborn Addition to Chicago in the North West fractional 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 09-19-301-022

(The Above Space For Recorder's Use)
the 1964 Irrevocable Linda202871
910 704 33
3002

TO HAVE AND TO HOLD the said premises 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 said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to create any subdivision or part thereof, and to subdivide said property as often 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 successors 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, at pleasure or reversion, by leases to commence in praeceps or at futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 10 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 term provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and to give lease options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of payment of rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges; kind; to release, convey or assign any right, title or interest in or about the easement appurtenant to said premises or any part thereof; 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 to the same to deal with the same, whether similar so or different from the way above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, to whom said premises or any part thereof is conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to make to the application of any purchase money, to money borrowed or advanced on said premises, or be obliged to see that the terms of his 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 permitted to inquire into any of the terms of a agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate, conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, to the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, or that said trustee was duly authorized to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that the conveyance is in successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the 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 on earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate, as such, but only as 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 issue certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitation," or words 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 the statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, said Grantor has caused its corporate seal to be here affixed, and has caused its name to be signed to these presents by its President and attested by its Assistant Secretary this 30th day of December, 1985.

Water Saver Faucet Co.

By: Elaine Kersten
its PresidentAttest: Elaine Kersten
its Assistant Secretary

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO:

_____ Name
_____ Address

(City State and Zip)

ADDRESS OF PROPERTY

51 E. Randolph Street
Chicago, Illinois 60602
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO

OR

RECORDER'S OFFICE BOX NO 389 (MDM)

RECORDED

APR 11 1986

UNOFFICIAL COPY

Deed in Trust

GEORGE E. COLE®
LEGAL FORMS

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Samuel Kersten, Jr., personally known to me to be the President of Water Saver Faucet Co., an Illinois

corporation, and Steven A. Kersten personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of December 1985

Commission expires 11-2 1987 Michael D. Miselman
NOTARY PUBLIC

This instrument was prepared by Michael D. Miselman, 30 North LaSalle Street

CHICAGO, ILLINOIS 60602 RECORDING

\$11.00

T#1111 TRAN 6626 12/31/85 15:30:00
#0988 # A *-85-346394

Proprietary
Court Clerk's Office