

UNOFFICIAL COPY

DEED IN TRUST

3 3 4 4 0 9 3 0

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

86440980

THE GRANTORS DON M. ROYSTER, SR. AND VERTIE M. ROYSTER, his wife

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.
Convey and (WARRANT/QUIT CLAIM)* unto
FIRST ILLINOIS BANK OF WILMETTE
ITS SUCCESSOR OR SUCCESSORS, as Trustee under the
provisions of a trust agreement dated the 18th day of
SEPTEMBER, 1986 and known as Trust Number TWB-0517 (hereinafter referred

86440980

(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:
THE LAST 56 FEET OF THE WEST 114 FEET (AS MEASURED ON THE NORTH LINE THEREOF)
OF LOTS 23 AND 24 TAKEN AS A TRACT IN BLOCK 4 IN PITNER AND SON'S 3rd ADDITION
TO EVANSTON, A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION
24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS. PIN: 10-24-104-032
HEREINAFTER 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.

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 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 praesenti 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 fixing 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 of
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 hereon 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 his, 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 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 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 has hereunto set their hands and seals this 18th
day of SEPTEMBER, 1986.

Vertie M. Royster (SEAL) Don M. Royster, Sr. (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
personally known to me to be the same person whose name subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledged that he signed,
sealed and delivered the said instrument as 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 18th day of September 1986

Edna W. Ross
Commission expires MY COMMISSION EXPIRES JULY 9, 1989
NOTARY PUBLIC

This instrument was prepared by Karen Andersen, FIRST ILLINOIS BANK OF WILMETTE
1200 Central, Wilmette, IL 60091 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

(MAIL TO: { FIRST ILLINOIS BANK OF WILMETTE
(Name)
1200 CENTRAL AVENUE
(Address)
WILMETTE, ILLINOIS 60091
(City, State and Zip)

ATTN: LAND TRUST
OR RECORDER'S OFFICE BOX NO. C.A. 9

ADDRESS OF PROPERTY:
2420 Crain Street
Evanston, IL 60202
THE ABOVE ADDRESS IS FOR STATISTICAL
PURPOSES AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

89522275

9-23-86
DATE
BANK-SECTER-OR REPRESENTATIVE

11.00

AFFIX "RIDERS" OR REVENUE STAMPS HERE

86440980

UNOFFICIAL COPY

08805217

08C01498

00

PROPERTY
INDEX

Property of Cook County Clerk's Office

08C01498

Deed in Trust

TO

FIRST ILLINOIS BANK OF

WILMETTE, TRUSTEE