

# UNOFFICIAL COPY

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## DEED IN TRUST

THIS DEED, made this 17 day of November, 1986, by and between **ALBERT M. GLADSTONE**, individually, a married man, and resident of Cook County, in the State of Illinois ("Grantor"), and **ALBERT M. GLADSTONE**, of the County and State aforesaid, as Trustee under a Declaration of Trust dated September 23, 1986, and known as the **ALBERT M. GLADSTONE TRUST DATED SEPTEMBER 23, 1986** ("Grantee").

WITNESSETH, the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, hereby releases and quitclaims to the Grantee and all and every successor or successors in trust under a Declaration of Trust dated September 23, 1986, as from time to time amended hereafter, and known as the Albert M. Gladstone Trust Dated September 23, 1986 (singly and collectively "Trustee"), all of his right, title and interest in and to an undivided one-half of the following real estate, situated, lying and being in the County of Cook, State of Illinois, to-wit:

Lot 1 and Northwesterly 10-1/4 inches of Lot 2 in Block 8 in Elston Addition to Chicago, in Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 825 Milwaukee Avenue, Chicago, Illinois.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT AND EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 200.1-2B6 OF THE CHICAGO TRANSACTION TAX ORDINANCE.

Date: 11/17/86 [Signature]

TO HAVE AND TO HOLD, the said land and its appurtenances upon the trusts and for the uses and purposes herein or in said Declaration of Trust set forth.

Full power and authority is hereby granted to said trustee, and to such trustee's successor or successors in trust, in addition to all other powers and authorities otherwise granted by law and by said Declaration of Trust, to improve, manage, protect and subdivide said land or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide as often as desired; to contract to sell; to grant options to purchase; to sell the said land and any improvements thereon on any terms; to convey either with or without consideration; to convey said land or any part thereof or any improvements thereon 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 donate, to dedicate, to mortgage, pledge or otherwise encumber said land, or any part thereof or improvements thereon; to lease said land, or any part thereof or improvements 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, 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

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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 said land, or any part thereof or improvements thereon, 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 any easement appurtenant to said land or any part thereof or improvements thereon; and to deal with said land and every part thereof or any improvements thereon in all other ways and for such other considerations as it would be lawful for any person owning the same in absolute fee simple, 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 said trustee in relation to said land, or to whom said land or any part thereof or improvements thereon shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said land or be obliged to see that the terms of this 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 privileged to inquire into any of the terms of said Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said

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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 the delivery thereof the trust created by this Indenture and by said Declaration of Trust was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Declaration of Trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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, lease or mortgage is made by 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 and every beneficiary hereunder and of all persons claiming under them or any one of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, earnings, avails and proceeds thereof as aforesaid.

IF the title to the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to

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register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitation" or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor hereby expressly waives and releases 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 has set his hand and seal on November 17 1986.

Albert M. Gladstone  
Albert M. Gladstone

Signed, sealed and delivered in our presence:

[Signature]  
Witness

[Signature]  
Witness

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STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

I, Cheryl Kelly, a notary public in and for the county and state aforesaid, do hereby certify that Albert M. Gladstone, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Witness my hand and official seal in the county and state aforesaid this 2nd day of November, 1986.

Cheryl Kelly  
Notary Public

This instrument was prepared by and after recording return to:

Robert K. Brookman  
GOLDBERG, KOHN, BELL, BLACK,  
ROSENBLUM & MORITZ, LTD.  
55 E. Monroe Street  
Suite 3900  
Chicago, Illinois 60603

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RECORDED

Address: 825 Milwaukee Avenue  
Chicago, Illinois

PIN: 17-05-416-001-0000

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