

# UNOFFICIAL COPY

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86043760

## DEED IN TRUST

Grantor, Madeline Bailey, of Westchester, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and quitclaims to Madeline Bailey, not personally but as trustee of the Madeline Bailey Trust under trust agreement dated January 23, 1986, her successor or successors the following described real estate in the County of Cook, State of Illinois:

One-half interest in Lot Thirty-Three (33) in Calvin F. Taylor's Subdivision of Block Twelve (12) in Goodwin Balestier and Phillips Subdivision of the West half of the South West quarter of Section (26), Township (39) North, Range (13) East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index No. 16-26-316-013 *TP*  
Commonly known as: 2841 South Pulaski Road  
Chicago, IL

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to trustee or her successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by 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 trustee, or obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the 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 the amendments thereof, and binding on all beneficiaries, (c) that 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,

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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, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary 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.

Executed at Buffalo Grove on 1/23/86, 1986.

Madeline Bailey  
Madeline Bailey

Exempt under Code Section 4(e) of the Real Estate Transfer Tax Act.

Madeline Bailey  
Grantor

State of Illinois )  
County of Lake )

I, Tracy K. Wallis, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Madeline R. Bailey, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23<sup>rd</sup> day of January, 1986.

Tracy K. Wallis  
Notary Public

My commission expires 7/24/88.

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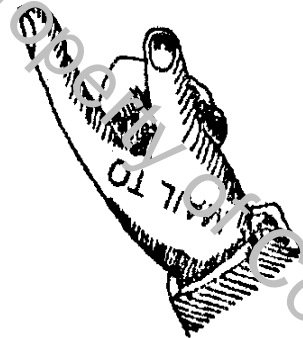
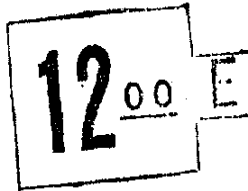
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This instrument prepared by  
and mail to:

KAUFMAN AND RUBIN, LTD.  
1110 Lake Cook Road  
Suite 175  
Buffalo Grove, Illinois 60089-1711  
(312) 537-6200

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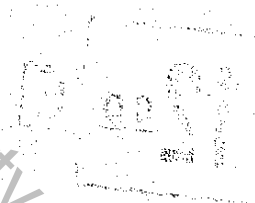
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