

UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

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

ILLINOIS  
RECORDED

1986 MAY -7 PM 1:22

86181384

THE GRANTOR S, Leonid Calenoff and  
Miriam A. Calenoff, husband and wife

of the County of Cook and State of Illinois  
for and in consideration of Ten and no/100 (\$10.00)  
Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANTY /QUIT CLAIM) unto

Miriam A. Calenoff  
1515 Astor Street  
Chicago, Illinois 60610  
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 21st day of January, 1983, and known as "The  
Miriam A. Calenoff Revocable Trust," regardless of the number of trustees, and unto all and every successor or  
successors in trust under said trust agreement, the following described real estate in the County of Cook and State of  
Illinois, to wit: See Exhibit A attached hereto and made a part hereof.

100

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes hereof 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 vacate any subdivision or part thereof, and to resubdivide said property as often as  
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 successor or successors in trust all of the title, estate,  
powers and authorities vested in said trustee; to donate, to lease, to mortgage, pledge or otherwise encumber said property, or any part  
thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in  
future, 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 said property, 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 said premises or any part thereof; and 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 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 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 mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or  
money borrowed or advanced on said premises, or be obliged to see that the terms of any 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 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 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 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 in this Indenture and in said  
trust agreement 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 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 her predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any 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, in or to said real estate as such, but only an interest  
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 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 grantors 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 have hereunto set their hands and seal S this 14th  
day of April, 1986

x Leonid Calenoff, husband (SEAL) x Miriam A. Calenoff (SEAL)  
Leonid Calenoff Miriam A. Calenoff

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 Leonid Calenoff & Miriam A. Calenoff  
personally known to me to be the same person S whose names are subscribed to the  
foregoing instrument, appeared before me this day in person, and acknowledged that they signed,  
sealed and delivered the said instrument as their 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 14th day of April 1986

Commission expires Sept. 18 1988  
John J. Vincent  
NOTARY PUBLIC

This instrument was prepared by Alan S. Finger, Esq., 70 W. Madison Street, Suite 2200,  
Chicago, IL 60602  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Alan S. Finger, Esq.  
Finger, Hochman & Delott  
(Name)

MAIL TO 70 W. Madison St., Suite 2200  
(Address)

Chicago, IL 60602  
(City)

BOX 333-CA

OR RECORDER'S OFFICE BOX NO

ADDRESS OF PROPERTY:  
1515 Astor Street

Chicago, Illinois  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:  
Miriam A. Calenoff, Trustee  
1515 Astor Street  
Chicago, IL 60610  
(Address)

I hereby declare this Deed represents a transaction exempt under the provisions of §E, §4 of the  
Real Estate Transfer Tax Act, §209.1-286 of the Chicago Transaction Tax Ordinance, and §(c), §IV  
of the Cook County Transaction Tax Ordinance. Dated: 4/15/86 Signed: [Signature]

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UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

Unit 1B-A as delineated on survey of the following described parcel of real estate (hereinafter referred to as development parcel, the North 5 feet of Lot 22, Lots 23, 24, 25, 26 and the South 10 feet of Lot 27 in the Resubdivision by the Catholic Bishop of Chicago and Victor F. Lawson of Block 1 in the Catholic Bishop of Chicago's Lake Shore Drive Addition to Chicago in the North Half of fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit 'A' to Declaration made by American National Bank and Trust Company of Chicago, as Trustee under Trust Number 22254, recorded in the Office of the Recorder of Cook County, Illinois as document 20694787; together with an undivided 2.1650 per cent in said development parcel (excepting from said development parcel all the property and space comprising all the units as defined and set forth in said Declaration and survey) all in Cook County, Illinois.

Subject to: (1) Declaration recorded in Office of Recorder of Cook County, Illinois as document. no. 20694787 as amended; (2) Illinois Condominium Property Act; (3) final decree in case no. 67 CH 4312, Circuit Court of Cook County, Illinois; (4) 10 foot building line.

Permanent Tax No.: 17-03-101-027-1040 *✓*

Property Address: 1515 Astor Street, Chicago, IL 60610

Cook County Clerk's Office

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