

UNOFFICIAL COPY

86209173

86209173

DEED IN TRUST

13⁰⁰

THE GRANTOR, SHIRLEY C. KLEM, a widow, not remarried, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid, conveys and warrants unto SHIRLEY C. KLEM, of Oak Park, Cook County, Illinois, as trustee under the provisions of a declaration of trust created by SHIRLEY C. KLEM dated the 14 day of May, 1986, and unto any successor or successors in trust under the declaration of trust, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 12 1/2 feet of Lot 1 and the North 25 feet of Lot 2 in Block 6 in the Subdivision of Blocks 1, 2, 3, 4, 5, 6, 7 and 8 of Walter S. Dray's Addition to Oak Park being a Subdivision of Lots 5, 6 and 7 of Lot 7 of the Subdivision of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois (except the West half of the South West quarter thereof) in Cook County, Illinois. 16-18-320-002-0000 Mc Au

Including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises"),

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the declaration of trust set forth.

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the premises 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 the premises or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises or any part thereof; to lease the premises 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

UNOFFICIAL APPROVED
Virginia K. Cassin

VILLAGE CLERK
VILLAGE OF OAK PARK

MAIL TO!
Box 128
C.A. D2 JB

86209173


Exempt under the provisions of Cook County transfer tax ordinance
Date: 5-21-86
Buyer, Seller, or Representative

#947-
0603

Section 4,
Real Estate Transfer Tax Act.
Date: 5-21-86
By: Shirley A. Dray

UNOFFICIAL COPY

Property of Cook County Clerk's Office



ALICE DE ORR
CLERK

UNOFFICIAL COPY

8 6 2 0 9 1 7 3

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 premises 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 appurtenance of the premises or any part thereof; and to deal with the premises 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 premises, or to whom the premises 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 premises, to see that the terms of the trust hereby created or of the declaration of trust have been complied with or 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 declaration of trust; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the declaration of trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the declaration of trust or in some amendment thereto and binding upon all beneficiaries thereunder; (c) 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, the successor or successors in trust shall 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 of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the premises, and that interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

86209173

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

8 6 2 0 9 1 7 3

GIVEN under my hand and notarial seal on this 14th day of May, 1986.

David G. Strom
Notary Public

My commission expires 4/3/88

This instrument was prepared by:
David G. Strom
Gardner, Carton & Douglas
One First National Plaza
Suite 3300
Chicago, Illinois 60603

Address of property:
1102 Clinton
Oak Park, Illinois
60304

Grantee's address for
subsequent tax bills:
SHIRLEY C. KLEM as
trustee under
declaration of trust
created by SHIRLEY C.
KLEM, dated May 14,
1986. 1102 Clinton
Oak Park, Illinois
60304

46973

P.T.N. 16-18-320-002-0000

Office 86209173

UNOFFICIAL COPY

Property of Cook County Clerk's Office