

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

87409456

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THE GRANTOR, CORNELIA B. KULICEK, A WIDOW,

DEPT-01 RECORDING \$13.25  
T#1111 TRAN 1797 07/24/87 14:52:00  
#8669 #A \*87-409456  
COOK COUNTY RECORDER

of the County of Cook and State of Illinois  
for and in consideration of Ten and no/100s (\$10.00)

Dollars, and other good and valuable considerations in hand paid,  
Convey ~~S~~ and (~~WARRANT OR QUIT CLAIM S.~~) unto The  
Cornelia B. Kulicek Declaration of Trust DTD  
11/27/85, Cornelia B. Kulicek, Trustee, 511 West  
Melrose, Apt. 308, Chicago, Illinois 60657  
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 27th day of November, 1985, ~~XXXXXXXXXXXX~~  
~~XXXXXX~~ hereinafter referred to as "said trustee," 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:

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said  
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 dedicate, 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 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 198 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 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 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 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 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 limitations," 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 aforesaid has hereunto set her hand and seal this 27th day of July, 1987.  
X Cornelia B. Kulicek (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Cook, ss.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY  
CERTIFY that Cornelia B. Kulicek  
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 she signed,  
sealed and delivered the said instrument as her 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 22nd day of July, 1987.  
Commission expires July 11, 1991  
This instrument was prepared by James B. Adamik, Notary Public, 234 N LaSalle, Ste. 2024, Chicago, IL 60602  
(NAME AND ADDRESS)



PROPERTY OF  
AFFIX "RIDERS" OR REVENUE STAMPS HERE  
This transaction is exempt under the provisions  
of paragraph 4 (e) of the Real Estate Transfer Tax Act.  
7/22/87  
date  
Attorney

1300 MAIL

87109456

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: James B. Adamik, P.C.  
(Name)  
134 North LaSalle, Suite 2024  
(Address)  
Chicago, Illinois 60602  
(City, State and Zip)

ADDRESS OF PROPERTY:  
511 West Melrose, Apt. 308  
Chicago, Illinois 60657  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
Cornelia B. Kulicek  
511 West Melrose, Apt. #308  
Chicago, IL 60657  
(Address)

UNOFFICIAL COPY

Deed in Trust

Cornelia B. Kulicsek

TO

Cornelia B. Kulicsek

Declaration of Trust Dated  
November 27, 1985

GEORGE E. COLE  
LEGAL FORMS

Unit 308 in the 511 West Melrose Condominium as delineated on a survey of the following described parcel of real estate: That part of Lot Two (2) and all of Lot Three (3) in George Van Hollens Subdivision of part of the North Half (1/2) of Lot Two (2) of the Assessor's Division of Lots Twenty Seven (27) and Twenty Eight (28) in Pine Grove in fractional Section Twenty One (21), Township Forty (40) North, Range Fourteen (14) East of the Third Principal Meridian, described as follows: Commencing at the North West Corner of Lot Three (3) aforesaid thence running East on the North Line of said Van Hollens Subdivision aforesaid Sixty One (61) feet and Six (6) inches thence in a Southeasterly direction to a point in the South line of said Lot Two (2) aforesaid Sixty Nine (69) feet East of the South West Corner of said Lot Three (3) thence West on the South line of said Lots Two (2) and Three (3) to the South West Corner of said Lot Three (3) thence Northerly along the West line of said Lot Three (3) to a point of beginning, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 21716402; together with its undivided percentage interest in the common elements.

Permanent Index Number: 14-21-314-054-1033 <sup>87419156</sup>

and commonly known as 511 West Melrose, Unit #308, Chicago, Illinois 60651.

Return to  
James B. Admick  
134 North LaSalle  
Suite 2024  
Chicago, Illinois

95163128

Property Office