

UNOFFICIAL COPY

87539162

This Indenture Witnesseth, That the Grantor Shamsi M. Hassan Kilidar
and May B. Kilidar, his wife

of the County of Cook and the State of Illinois for and in consideration
of TEN and no/100ths----- (\$10.00)----- Dollars,

and other good and valuable consideration in hand paid, Convey ----- and Warrant ----- unto
AVENUE BANK & TRUST COMPANY OF OAK PARK, a state banking corporation of 104 North Oak Park Avenue, Oak
Park, Illinois, its successor or successors, as Trustee under the provisions of a trust agreement dated the 10th
day of December 19 86 known as Trust Number 4687, the following described

real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1: Unit F4 in LANDERS HOUSE CONDOMINIUM, as delineated on a Survey of the
following described Real Estate: All of Lot 10 and the North $\frac{1}{2}$ of Lot 11, together
with all of the vacated alley lying West of and adjoining Lot 10 and the North $\frac{1}{2}$ of
Lot 11, all in Block 8 in the Subdivision of Blocks 1, 8, 9, 10, 11, 14, 15 and 16
in Rogues Addition to Oak Park, being a Subdivision in the South East $\frac{1}{2}$ of Section
1, Township 23 North, Range 12 East of the Third Principal Meridian, which Survey is
attached as Exhibit "A" to the Declaration of Condominium recorded as Document No.
25646856, together with its undivided percentage interest in the common elements,
in Cook County, Illinois.

PARCEL 2: The exclusive right to the use of Parking Space Numbers 11 and 12,
limited Common Elements, as delineated on the Survey attached to the Declaration
aforesaid recorded as Document No. 25646856.

Grantors also hereby grant to Grantees, their Successors and/or Assigns, as rights
and easements appurtenant to the above-described real estate, the rights and ease-
ments for the benefit of said property set forth in the Declaration of Condominium
aforesaid.

Subject to General Real Estate Taxes for the year 1987 and subsequent years as
well as all covenants, conditions and restrictions of record.

Permanent Index No. 15-01-406-032-1024
Commonly known as Unit 4P, 1020 N. Harlem Ave., River Forest, IL 60305



Village of River Forest
Real Estate Transfer Tax
\$50



Village of River Forest
Real Estate Transfer Tax
\$2.50

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein
and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or
any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resub-
divide said property as often as desired, to contract to sell, to grant options to purchase, to lease, 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 premises 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 practice on any date, and upon
any terms and for any period or periods of time, not exceeding in the case of any single lease 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 to mes, 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, in writing,
manner or 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, control or assign any title, 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, at 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 interests
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.

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Village of River Forest
Real Estate Transfer Tax
\$5.50



Village of River Forest
Real Estate Transfer Tax
\$20

UNOFFICIAL COPY

BOX NO.

Deed in Trust

ADDRESS OF PROPERTY

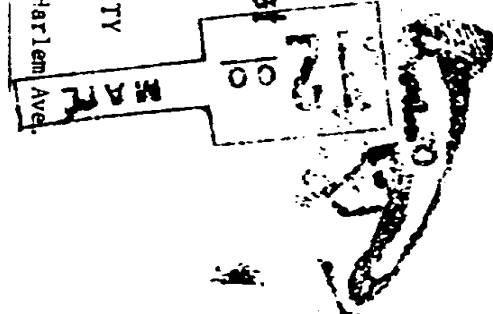
UNIT 4F - 1020 N. Harlem Ave.

RIVER FOREST, IL 60305

RETURN TO:

AVENUE BANK & TRUST COMPANY
OF OAK PARK
104 N. Oak Park Avenue
Oak Park, Illinois 60301

87539152



Document prepared by
John M. Kennelly at the
137 N. Oak Park Ave.
Oak Park, Ill. 60304

DEPT-01 140002 TRAK 10/02/87 16:23:00
49835 87-539152
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

Notary Public.

_____ day of _____ A.D. 19 87

GIVEN under my hand _____ seal this _____ including the release and waiver of the right of homestead.

as _____ free and voluntary act, for the uses and purposes therein set forth,

acknowledged that _____ they _____ signed, sealed and delivered the said instrument

subscribed to the foregoing instrument, appeared before me this day in person and

personally known to me to be the same person _____ whose name _____ are

_____ wife, are

that SHAWSI M. HASSAN KILDAR and MAY H. KILDAR, his

a Notary Public in and for said County, in the State aforesaid, do hereby certify

I, _____ JOHN M. KENNELLY

STATE OF ILLINOIS }
COUNTY OF COOK }
SS.

MAY H. KILDAR (SEAL)

SHAWSI M. HASSAN KILDAR (SEAL)

seal _____ this _____ day of _____ 19 87

In Witness Whereof, the grantor _____ hereunto set _____ their _____ hand _____ and

And the said grantor _____ 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.

87539152 (SEAL)