

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

4-5567264

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COOK COUNTY, ILLINOIS  
RECORD

1987 OCT - 3 PM 2: 56

87547364

1435481-7139758 DB MIC@aol

THE GRANTOR Lori A. Fabian, an unmarried woman, never married

1200

(The Above Space For Recorder's Use Only)

of the County of Cook and State of Illinois  
for and in consideration of Ten Dollars (\$10.00)  
Dollars, and other good and valuable considerations in hand paid,  
Conveys and ~~(WARRANTS)~~ (QUIT CLAIMS) unto  
Jefferson State Bank  
5301 West Lawrence Avenue  
Chicago, Illinois 60630  
(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 1st day of December, 1981, and known as Trust Number 109B (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:

Legal Description attached as Exhibit 'A'

Permanent Real Estate Index Number(s): 16-02-402-016 BBO

Address(es) of real estate: 1101 North Central Park, Chicago, Illinois 60651

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 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 way 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal on this 5th day of October, 1987.

(SEAL) Lori A. Fabian (SEAL)

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 Lori A. Fabian, an unmarried woman, never married 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 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 5th day of October, 1987  
PATRICIA A. HANNIGAN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11/27/90

Patricia A. Hannigan  
NOTARY PUBLIC

This instrument was prepared by Edward R. Nathanson, Hopkins & Sutter  
Three First National Plaza, Suite 4300, Chicago, Illinois 60602  
(NAME AND ADDRESS)  
\*USE WARRANT OR QUIT CLAIMS PARTIES DESIRE

MAIL TO: Andrew Golko  
(Name)  
2640 West Logan Boulevard  
(Address)  
Chicago, Illinois 60647  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Jefferson State Bank  
(Name)  
5301 West Lawrence Avenue  
(Address)  
Chicago, Illinois 60630  
(City, State and Zip)

OR RECORDER'S OFFICE BOX 333 - CC - DB

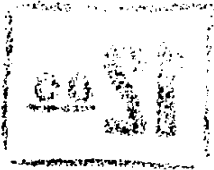
APR 11 "RIDERS" OR REVENUE STAMPS HERE  
This deed represents a transaction exempt under paragraph 4 of Section 4 of the Real Estate Transfer Tax Act.  
Date: Sept 27, 1987  
Lori A. Fabian  
Buyer, Seller or Representative

Section 4-200-1-286  
87547364  
10/2/87  
Date  
Buyer, Seller or Representative

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Deed in Trust

TO



GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

69824528

4000000

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## EXHIBIT 'A'

### LEGAL DESCRIPTION

Lot 5 in Charles H. Kusel's Subdivision of the West 332.36 feet of that part of the North West 1/4 of the South East 1/4 of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, lying Southwesterly of a Line 125 feet Southwesterly from and Parallel to the Southwesterly Line of Grand Avenue, East of the East Line of North Central Park Avenue and North of the North Line of Thomas Street, in Cook County, Illinois.

Property of Cook County Clerk's Office

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