RKB10-14-0402 UNOFFICIAL COPY

DEED IN TRUST

87234173

THIS DEED, made this day of April, 1987, by and between EDITE S. MATTMILLER, individually, a widow, and resident of Cook County, in the State of Illinois ("Grantor"), and EDITE S. MATTMILLER, of the County and State aforesaid, as Trustee under a Declaration of Trust dated February 24, 1981, and known as the EDITE S. MATTMILLER TRUST DATED FEBRUARY 24, 1981 ("Grantee").

WITNESSETH, the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, hereby releases and quitclaims to the Grantee and all and every successor or successors in trust under a Declaration of Trust dated February 24, 1981, as from time to time amended hereafter, and known as the Edith S. Mattmiller Trust dated February 24, 1981 (singly and collectively "Trustee"), the following land, situated, lying and being in the County of Cook, State of Illinois, to-wit:

UNIT NO. 3-'B' AS DELINEATED ON PLAT OF SURVEY OF THE SOUTH 9 INCHES OF LOT 3, ALL OF LOTS 4, 5, 6, 7 AND 6 (TAKEN AS A TRACK) IN BLOCK 3 IN LATHROP'S RESUBDIVISION OF PART OF LATHROP AND SEAVERN'S ADDITION TO RIVER FOREST IN THE NORTH WEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT AND EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 200.1-286 OF THE CHICAGO TRANSACTION TAX ORDINANCE.

| Date: 3/14/89 | Hourk. R. | • |
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THE DESIGN OF THE STANDERS OF ADELLARY AND PRINTER TO AND SERVICED DESIGNATIONS OF THE STANDERS OF THE STANDER

WITCHESSETH, the Grantor, for and in consideration of Ten Dollars (\$16.00) and other good and valuable consideration, in hand pald, the receipt of which is hereby acknowledged, hereby releases and golfclaims to the chantee and all and avery successful so trust under a beclaration of Trust dated february 24, 1981, no from other to time amended hereafter, and known as the Adito and dated framiller Trust dated February 24, 1981 (singly and collectively "mrustee"), the following land, afterwated lying and collectively "mrustee"), the following land, afterwated lying and being in the Councy of Cook, State of Illinois, waterwitt:

JOST WOL 3-10 AS DELINEATED ON PLAT OF SURVEY OF THE SOUTH OF TECHES 4, 3, 4, 7 John FOOTH OF TECHES 4, 3, 4, 7 John FOOTH OF TECHES 4, 3, 4, 7 John FOOTH OF TECHES AND SEAVHERIES ADDITIONATE ALVER FOREST THE TECHNOLOGY OF THE OFFICE OF THE THIRD EXTENDINATION OF THE TECHNOLOGY OF THE THIRD EXTENDINATION ASSETTIONS TO THE TECHNOLOGY OF THE THIRD EXTENDINATION ASSETTIONS OF THE THIRD EXTENDINATION ASSETTIONS OF THE THIRD EXTENDINATION ASSETTIONS OF THE THIRD EXTENDINATION ASSETTIONS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, BECTTON 4, OF THE REAL BESTATE TRANSPER TAX ACT AND EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 200.1-285 OF THE CHICAGO TRANSACTION TAX ORDINANCE.

Mr Donas Jank

SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1966, KNOWN AS TRUST NO. 1272, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 20639224, TOGETHER WITH AN UNDIVIDED 1.50 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD, the said land and its appurtenances upon the trusts and for the uses and purposes herein or in said Declaration of Trust set forth.

Full power and authority is hereby granted to said trustee, and to such trustee's successor or successors in trust, in addition to all other powers and authorities otherwise granted by law and by said Declaration of Trust, to improve, manage, protect and subdivide said land or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide as often as desired; to contract to sell; to grant options to purchase; to sell the said land and any improvements thereon on any terms; to convey alther with or without consideration; to convey said land or any part thereof or any improvements thereon to a successor or successors to 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 land, or any part thereof or improvements thereon; to lease said land, or any part thereof or improvements thereof, from time

SHRVES II ARLANDED AN ENGINEE ARRUN BOTH BASE AND TROWN TO CONSCIONARY, TO DESCRIPT ON THE ARRUN BASE AND TROWN THROW ADDRESS AND TROWN THROW AND THE BASE AND TROWN THE ARRUNCH AND THE BASE AND THE BASE AND THE BASE AND THE BASE AND THE SHRUNT AND THE BASE AND THE

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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, 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 land, or any part thereof or improvements thereon, 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 any easement appurtenant to said land or any part thereof or improvements thereon; and to deal with said land and every part thereof or any improvements thereon in all other ways and for such other considerations as it would be lawful for any person owning the same in absolute fee simple, 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 land, or to whom said land or any part thereof or improvements thereon 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

to the, in possession or reversion, by linges to possession practical or in future, and took east terms and for any parted or periods of time, and to redee or extend leases upon adviterny and for any period or partack of time and to amend, charge or modific leases and the terms and provided one thereof of any times times herdatters to contract to make Louses and to grant sout for ing leases and options to renew leases and obtiging to muchae the Whole or any part of the reversion and bis control respecting the nanusi (Cf. String the amount of present of futural fillentals of partition or to exchange hald land, or any part thereof or improvements thereon, for other trainer paranolal property, to grant casements or charges of any kind; to release convey or ausign any right, title or arguet in by about any may manent appurtenant to said lang on any part thereof or innormants the range and the anal with and land and every part the core an analy improvements there in all other ways and for sugh other considerations is it would be lawful for any parast owning the same in adaptors for simple, we deal with the wide, whether Similar to or different trom the ways above appointing, an all will mime of three hereather.

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advanced on said land 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 Declaration of Trust; 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 Declaration of Trust was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations concained in this Indenture and in said Declaration of Trust 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, lease or mortgage is made by 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 one of them shall be only in the earnings, avails and proceeds arising from the

advanced on adid tand or be outlessed an ach that the wilking at anim timet have been compiled with, or be soliged to laggiful late, the necessity of aspediency of any act of said bushes, of heligod or privileged to inquire into any or the being of dall doublestion of wruse; and every doed; trust deed, martyalled leasu or blac programmed by said traced to seem and send real estate shall be conclusive evidence in favor of wery person relying upon or statulog suder any such com cyanish, leane or ather lastrement. (a) that at the time of the delifering fluring the cense created by this this the burn by said ber aration of Trush was in full force and effect, the that shen adayance ar other thatrumons was executed in adaptdunge with the brustag conditions and limitarions contained in this thicking and in said Daclaration of sunt or in some anonemunication and binding upon all beactions the condens (c) what the transcen was duly anchorizor and empowered to execute and deliver every such deed, brus ; deed, lear, morrgage or other thefriment; and (d) if the conveyance, lease or mortgage is made by h superasor mi greadoque re lace dede dede dade deces el grees el grees cour re trust lave bear properly appointed and and the first waster and waster the title, estate, powers, powers, authorities, during and obligations of its, its or their predecessor in trust

The interest of each and every baneficingy hereands and of all persons chilming under them or any one of the eachings, avails and proceeds arising by 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, earnings, avails and proceeds thereof as aforesaid.

If the title to 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 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 has set her hand and seal on April $/\sqrt{c_r}$ 1987.

Edith S. Mattmiller (Seal)

Signed, sealed and delivered in our presence:

these K. Bu CherylCharles

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early or other simposition of said keel escate, and stell interest, to have a line property and no beckleining the hereothy ductioned to be personal property, and no beckleining hereother, tends of aquicable, earther, and the new source of the entire of a large and the continue.

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September 18

STATE OF ILLINOIS) SS.

I, JEKLYN JELLY, a notary public in and for the county and state aforesaid, do hereby certify that Edith S. Mattmiller, 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 and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

witness my hand and official seal in the county and state aforesaid this 10 day of April, 1987.

Notary Public

My Commission Expires: 5/23/87

This instrument was prepared by and after recording should be returned to:

Robert K. Brookman
GOLDBERG, KOHN, BELL, BLACK,
ROSENBLOOM & MORITZ, LTD.
55 E. Monroe Street
Suite 3900
Chicago, Illinois 60603

DEPT-01 \$16.25 140003 TRAN 4129 05/01/87 11:55:00 4/871 # C *--B7-254173 COOK COUNTY RECORDER



Address: 407 Franklin Avenue, Apt. 38 River Forest, Illinois 60315

P.I.N. 15-12-116-024-1025

16.25

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STATE OF TALLNOIS | S.

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