

DEED IN TRUST

87234173

THIS DEED, made this 10th day of April, 1987, by and between EDITH S. MATTMILLER, individually, a widow, and resident of Cook County, in the State of Illinois ("Grantor"), and EDITH S. MATTMILLER, of the County and State aforesaid, as Trustee under a Declaration of Trust dated February 24, 1981, and known as the EDITH 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 8 (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 200.1-2B6 OF THE CHICAGO TRANSACTION TAX ORDINANCE.

Date: 3/14/87

Reverend K. A.

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TRUST IN TRUST

THIS TRUST was this day of April, 1981, by and between EDITH S. WATKINS, individually, a widow, and EDITH S. WATKINS, in the name of Illinois ("Grantor"), and EDITH S. WATKINS, of the County and State aforesaid, and EDITH S. WATKINS, of the County and State aforesaid, known as the EDITH S. WATKINS TRUST DATED FEBRUARY 24, 1981 ("Trust").

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 delivers to the Trustee and all and every successor or successors in trust under a Declaration of Trust dated February 24, 1981, as amended by the amended hereby known as the EDITH S. WATKINS TRUST DATED FEBRUARY 24, 1981 (single and collectively "Trusts"), the following land, situate, lying and being in the County of Cook, State of Illinois, to-wit:

LOT 2-11 AS DESCRIBED ON PLAN OF SURVEY OF THE SOUTH 9 THIRDS OF LOT 2, AND OF LOTS 4, 5, 6, 7 AND 8 (TAKEN AS A TRACT) IN BLOCK 3 IN TOWNHIP 2 NORTH DIVISION OF TOWN OF LYONS AND BEAVER'S ADDITION TO RIVER FOREST IN THE NORTH WEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PART OF

EXEMPT UNDER PROVISIONS OF PARAGRAPH 6, SECTION 4, OF THE READ ESTATE TRANSFER TAX ACT AND EXEMPT UNDER PROVISIONS OF PARAGRAPH 6, SECTION 2001-2002 OF THE CHICAGO TRANSACTION TAX ORDINANCE.

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_____ Date: _____

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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 either with or without consideration; to convey said land or any part thereof or any improvements thereon 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 land, or any part thereof or improvements thereon; to lease said land, or any part thereof or improvements thereof, from time

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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

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to time, in possession or reversion, by lease or otherwise, in
present or in future, and upon any term and for any period or
periods of time, and to renew or extend lease upon any terms and
for any period or periods of time and to amend, change or modify
leases and the terms and conditions 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 premises 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, or
from assessments or charges of any kind; to release convey or
assign any right, title or interest in or about any easement
agreement 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
a natural or artificial person, the ways above specified, at any
time or times hereafter.

It is the intent of the parties hereto that the lease in
relation to said land, or to some said land, or any part thereof,
or improvements thereon shall be conveyed, contracted to be made,
leased or mortgaged by said parties, be obliged to see to the
application of any purchase money, rent, or money borrowed or

ASSISTANT

Property of Cook County Clerk's Office

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 contained 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

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advanced on said land or be obliged to see that the same is advanced
that have been committed with, or be obliged to justify, 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 or
tion 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 instrument 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 contained in this instrument and in
said Declaration of Trust or in some amendment thereto and
binding upon all persons claiming 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 the, 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, profits and proceeds arising from the

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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 10th 1987.

Edith S. Mattmiller (Seal)
Edith S. Mattmiller

Signed, sealed and delivered in our presence:

Robert K. Brown
Witness

Cheryl Charlesworth
Witness

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... of other disposition of said land, and no interest
is hereby declared to be personal property, and no beneficiary
thereof shall have any right or interest, legal or equitable,
in the same, until and except as otherwise provided.
... of the above lands (to now of record)
registered, the registration of which is hereby allowed and
registered in accordance with the provisions of this act, and
thereof, or memorial, the words "in trust" or "upon condition" or
"with limitation" or "for a term of years" shall be stricken
therefrom, and the words "and heirs" shall be stricken
therefrom, and the said grantor hereby expressly agrees and
warrants and covenants that the same shall be stricken
and all recorded in the State of Illinois, provided for the
execution of the same, and the grantor has and her heirs and
assigns shall have no objection or objection.

(Seal) _____
CLERK OF CIRCUIT COURT

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STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, CHERYN KELLY, 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 10th day of April, 1987.

Cheryn Kelly
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

120003 TRAN 4129 05/01/87 11:55:00

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COOK COUNTY RECORDER



Address: 407 Franklin Avenue, Apt. 3B
River Forest, Illinois 60305

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

Handwritten signature

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STATE OF ILLINOIS

COUNTY OF COOK

and in being made in and for the county and state aforesaid to be duly certified and attested by the clerk of said county, to be the same person whose name is subscribed to the foregoing instrument, signed and sealed as this day in person and acknowledged that the said and believed the said instrument to be true and voluntary, for the uses and purposes therein set forth.

Witness my hand and official seal in the county and state aforesaid this 15th day of April, 1987.



My Commission Expires

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

Robert W. Brodman
GOLDBERG, KOHN, ZIEGLER & SHACK,
ROSENBERG & MARTIN, LTD.
77 E. MONROE STREET
SUITE 1900
CHICAGO, ILLINOIS 60601

at 300 Franklin Avenue, apt. 10
River Forest, Illinois 60305

Handwritten initials or signature



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