

QUITCLAIM DEED IN TRUST

87277598

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, MARION BORK, a widow, of Chicago, Illinois, for and in consideration of the sum of Ten Dollars (\$10), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, conveys and quitclaims unto MARION BORK and NORTHWEST NATIONAL BANK OF CHICAGO, not individually, but as Trustees under the provisions of a Trust Agreement dated March 27, 1987 and known as the MARION BORK TRUST DATED MARCH 27, 1987 ( the "Trust Agreement"), all interest in the real estate situated in the County of Cook in the State of Illinois (the "Property") legally described as follows:

13-14-102-045 All CCOP

Lot 16 and the North 7 feet of Lot 17 in Block 2 in Tryon and Davis' 40th Avenue Addition to Irving Park, a Subdivision of the North half of the North West quarter of the North West quarter (except the North 5 acres therof) of Section 14, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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

In addition to all of the powers and authority granted to the Trustees by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustees with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property

86512218  
 Exempt under the provision of Paragraph e Section 200.1-2B6 Or  
 under provision of Paragraph Section 200.1-4B of the Chicago  
 Transaction Tax Ordinance and under the provisions of Paragraph e  
 Section 4, Real Estate Transfer Tax Act  
 5-22-87  
 Karen W. Epler  
 Representative  
 Date

Box 57 (KWE)

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11-11-11

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OPTIONAL FORM NO. 10

THIS INSTRUMENT WITNESSETH THAT THE GRANTOR, MARION BORN, a widow, of Cook County, Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and contents of which are hereby acknowledged, conveys and certifies unto MARION BORN and NORTHWEST

NATIONAL BANK OF CHICAGO, not individually, but as Trustee under the provisions of a Trust Agreement dated March 1, 1934 and known as the MARION BORN TRUST AGREEMENT, that the "Trust Agreement" and referred to and hereby acknowledged in the County of Cook in the State of Illinois, the "Property" legally described as follows:

Lot 12 in Block 4 in Town 36 North and Range 10 East of the 3rd Principal Meridian, Township 36 North, Range 10 East of the 3rd Principal Meridian, Cook County, Illinois.

TO HAVE AND HOLD unto the grantees with the covenants, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement.

In addition to all of the powers and authority granted to the trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the trustee with respect to the property or any part thereof to do any one or more of the

following: improve, manage, possess and administer the property or any part thereof; construct, lease, sell, convey, mortgage, lease and otherwise dispose of the property or any part thereof; and to sell, convey, lease, mortgage, or otherwise dispose of the property or any part thereof; or convey the property or any part thereof with or without consideration, except insofar as provided in the Property

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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 the Trustees; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustees from personal liability; and deal with the 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 the Trustees in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on

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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, interest and beneficial interest in the premises  
herein described and, after payment of all taxes and charges  
property of any kind, interest, expense, liability, repair,  
rehabilitation, or any other improvement or improvements on the  
property, lease, from time to time, in possession or  
reversion, by lease or otherwise at the present or in the  
future, and upon any term and for any period or periods of  
time, not exceeding in the aggregate any single term the term  
of 99 years, to any person or persons, firm or firms and for  
any period or periods of time and to assign, change, or modify  
the same and the same and to grant, lease, or otherwise, at any time or  
times hereafter, to any person or persons, firm or firms, the  
lease, option to lease, lease, and to assign to purchase the  
whole or any part of the premises hereinafter described with respect to  
fixed the amount of present or future rentals; partition or  
exchange the property for their part or personal property;  
grant easements or rights of any kind, to release, convey or  
assign any right or interest in or about or appurtenant  
appurtenant to the premises hereinafter described into  
condemnation or to any other use or purpose, including  
the premises hereinafter described, and deal with the  
property and every part thereof in all other ways and for such  
other considerations as it shall be lawful for any person  
owning the same to deal with the same, whether similar to or  
different from the above, and to do so at any time or times  
hereafter.

In no case shall any party dealing with the premises in  
relation to the property or to about the premises or any part  
thereof shall be deemed, considered or be held to be bound or  
obligated by the premises, be obliged to see to the application  
of any purchase money, rent, or other moneys or advanced on

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11/10/2018

the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustees in relation to the Property 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 the 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

If the title to the Property 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 "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

And said GRANTOR hereby expressly waives and releases any and all right or benefit under and by virtue of any and all



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statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTOR, has hereunto set her hand and seal this 19 day of May, 1987.

Marion Bork (SEAL)  
MARION BORK

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, Marie A. Connolly, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARION BORK, personally known to me to be the same person who executed the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 19<sup>th</sup> day of May, 1987.

Marie A. Connolly  
Notary Public

My Commission Expires:

OFFICIAL SEAL  
MARIE A. CONNOLLY  
Notary Public, State of Illinois  
My Commission Expires 10/27/90

DEPT-01 RECORDING \$14.00  
T#1111 TRAN 8208 05/22/87 11:48:00  
#3450 #A \*-87-277598  
COOK COUNTY RECORDER

This Instrument Prepared By:

Anne M. Audy  
SCHWARTZ & FREEMAN  
401 North Michigan Avenue  
Suite 3400  
Chicago, Illinois 60611  
(312) 222-0800

4706 North Ave  
Chicago, Illinois 60625  
P.I.N. 13-14-102-045

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14<sup>00</sup>

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