

UNOFFICIAL COPY

TRUST
(ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

87399113

THE GRANTOR Peggy Ann Bonfield, a widow
not since remarried

DEPT-01 RECORDING \$12.25
T#1111 TRAN 0536 07/20/87 16:20:00
#5927 # 4 * - 87 - 379113
COOK COUNTY RECORDER

of the County of Cook and State of Illinois
for and in consideration of Ten and 00/100
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT / QUIT CLAIM S) unto
Peggy Ann Bonfield, 225 N. Kenilworth, Unit H,
Oak Park, Illinois

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)
as Trustee under the provisions of a trust agreement dated the 10th day of July, 1987 and known as the Peggy Ann Bonfield Trust (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:

UNIT 'TH-8' AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):
LOT 9 AND THE NORTH 132 FEET OF LOT 10 IN BLOCK 2 IN KETTLESTRINGS ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTH PART OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY LAWDALE TRUST AND SAVINGS BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1971, AND KNOWN AS TRUST NUMBER 5787 AND RECORDED ON MARCH 6, 1973, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22240167; TOGETHER WITH AN UNDIVIDED 1.556 PER CENT 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.

As to the premises, the trustee in this deed, in consideration of the sum of ten dollars, to partition or to exchange said property, or any part thereof, to 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 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 compelled 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 this 10th day of July, 1987.
P. I. N. 16-07-115-042-1104 (SEAL) *Peggy Ann Bonfield* (SEAL)

State of Illinois, County of Cook ss.
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peggy Ann Bonfield, a widow and not since remarried

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 her 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 10th day of July, 1987

Commission expires 19 Robert A. Schuman NOTARY PUBLIC

This instrument was prepared by Robert A. Schuman, 33 N. LaSalle, #2000, Chicago, IL 60602 (NAME AND ADDRESS)

AFIX "RIDERS" OR REVENUE STAMPS HERE
This Transaction exempt pursuant to Section 4,
Paragraph E Real Estate Transfer Tax Act
Robert A. Schuman atty
Robert A. Schuman

87399113

7/10/87
Date

EXEMPTION APPROVED

Uzayyana K. Saniya

VILLAGE CLERK
VILLAGE OF OAK PARK
87399113

12

*USE WARRANT FOR QUIT CLAIM AS PARTIES DESIRE

MAIL TO { Robert A. Schuman (Name)
33 North LaSalle (Address)
Suite 2000 (Address)
Chicago, Illinois 60602 (City, State and Zip)

ADDRESS OF PROPERTY
225 N. Kenilworth, Unit H
Oak Park, Illinois 60302
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSE ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO:
Peggy Ann Bonfield
225 N. Kenilworth, Unit H
Oak Park, Illinois 60302 (Address)

OF RECORDER'S OFFICE BOX NO

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

11/11/11

GEORGE E. COLE
LEGAL FORMS

NO. 1990
April, 1980

DEED IN TRUST
(ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form
All warranties, including merchantability and fitness, are excluded

THE GRANTOR
Peggy Ann Bonfield, a widow

not a lance remarried

DEPT-01 RECORDING \$12.25

11111 TRAM 0536 07/80/07 16:20:00

#5927 # 4 * 47-399113

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of the County of Cook and State of Illinois

for and in consideration of Ten and 00/100

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 ways; to vacate any subdivision or part thereof; and to establish said property as often as desired; to contract to sell; to grant options to purchase; to convey to a successor or successors in trust and to grant, create, estate, premises or any part thereof to a successor or successors in trust and to grant, create, 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 present or in future; and upon any terms and for any period or periods of time and to amend, change or modify leases and to renew leases 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 buying the amount of present or future rents; to partition or to exchange said property; or any part thereof; or to grant or reserve, in trust, any part of the premises or any part thereof; to release, convey or assign any right, title or interest in or about or essential appurtenance to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for all other purposes as a 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 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, mortgaged, or be obliged to see that 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 to see that the terms of this trust have been complied with, or be obliged to execute and deliver every deed, lease, mortgage, or other instrument that may be necessary in order to carry out the purposes of this trust agreement; and every deed, lease, mortgage, 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 changing under any such conveyance, lease or other instrument, (a) that all the provisions of this trust agreement were fully and completely complied with at the time of the delivery hereof and by said trustee in relation to said real estate; and (b) that all the provisions of this trust agreement were fully and completely complied with at the time of the conveyance or other instrument 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 the trustee of the premises in trust and are fully vested with all the title, interests of each and every beneficiary hereunder and of all persons claiming under it in any of them shall be only in the earnings, profits and proceeds arising from the sale or other disposition of said real estate, and such beneficiaries are 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, profits and proceeds arising from the sale or other disposition of said real estate, or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives B any and all right of benefit under and A 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 this 10th day of July 1987.

P. I. N. _____
day of July 1987

State of Illinois, County of Cook

I, the undersigned, a Notary Public in the State of Illinois, do hereby certify that the foregoing instrument was duly executed and delivered by the person whose name appears in the foregoing instrument as the grantor hereof, and that he is the same person as the person who executed and delivered the said instrument as set forth, including the release and waiver of the right of homestead thereunder and of any and all other homestead interest therein, and that he is duly qualified to perform the duties of a Notary Public in the State of Illinois, and that he has taken the oath of office and filed the same with the Clerk of the County of Cook, Illinois, at the following address: _____

Commission expires _____

This instrument was prepared by Robert A. Schuman, 33 N. LaSalle, #2000, Chicago, IL 60602

USE WARRANT OR OUT CLAIM AS PARTIES DESIRE

33 North LaSalle, Suite 2000, Chicago, Illinois, Unit H
225 N. Kentworth, Unit H, Oak Park, Illinois 60302
2025 N. Kentworth, Unit H, Oak Park, Illinois 60302

12.25
7/10/87

EXEMPTION APPROVED
Signature of Clerk
VILLAGE CLERK
VILLAGE OF OAK PARK 166328

APHX - RIDERS - OR REVENUE STAMPS HERE
This Transaction exempt pursuant to Section 4,
Paragraph E Real Estate, Transfer Tax Act
Date 7/10/87
Signature of Robert A. Schuman
Robert A. Schuman 87399113

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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Deed in Trust
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TO
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GEORGE E. COLE®
LEGAL FORMS
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