

DEED IN TRUST  
(ILLINOIS)

CAUTION: Complete a separate instrument for each separate interest, including any remainder or reversion, or a separate purpose clause, any agency with respect thereto, including any amount of machinery or benefit for a particular purpose.

88159048

THE GRANTOR Barbara A. Brown, a spinster

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 S. and (WARRANT S. ) unto  
Capitol Bank and Trust Company

(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 23rd day of August, 1988, and known as Trust

Number 1569 (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:

See Attached complete legal Description for 7172 N. Dickens, 2N,

Chicago, Illinois 60635.

Permanent Real Estate Book (Number): 13-31-118-041-1016

Address(es) of real estate: 7172 N. Dickens, Unit 2N, Chicago, Illinois 60635

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 otherwise said premises or any part

thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; and to redivide said premises as often as

desired; to grant options to sell, to grant options to purchase, to sell or to grant to such successor or successors in trust all of the title, estate,

powers and authorities vested in said trustee; to convey, to dedicate, to mortgage, to pledge or otherwise encumber said premises; or any part

thereof; to lease said premises; or any part thereof; from time to time, in possession or reversion, by leaves to commence in present or in

future; and upon any term and for any period or periods of years, not exceeding in the case of any single lease the term of 99 years; and to

renew or extend leaves upon any term and for any period or periods of years, not exceeding in the case of any single lease the term of 99 years; and

provisions thereof at any time or times hereafter; to contract to make leaves and to grant options to grant leaves and

options to purchase the whole or any part of the reversion, or to contract respecting the manner of having the amount of present or future

land; to lease, convey or assign any right, title or interest in or out of, or to grant real or personal property, to grant easements or charges of any

kind with said premises and every part thereof in all other ways and by such other considerations as it would be lawful for any person owning

the same to deal with the same; the better 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 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 hereof the trust created by this instrument and the 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 the indenture and in said

trust agreement or in some amendment thereof and binding upon all beneficiaries thereof; (c) that said trustee was duly authorized and

empowered to execute and deliver every such deed, trust deed, 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 interests of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the

earnings, rents and proceeds arising from the sale or other disposition of said real estate, and such interest in 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, rents and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles 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 limitations," 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 in relation to 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 23rd day of August, 1988

Commissioner's Office

This instrument was prepared by Gary P. Flanagan, 343 S. Dearborn, #1010, Chicago, IL 60604

(NAME AND ADDRESS)

USE WARRANT OR OULT CLAIM AS PARTIES DESIRE

SEND N.B.S. OF ENT. TAX BILLS TO

CAPITOL BANK & TRUST CO. 477 N. LAUREL ST. CHICAGO, ILL. 60610

336 N. MILWAUKEE

JAMES P. FLEZZIKA

RECORDERS OFFICE BOX NO

OR

UNOFFICIAL COPY

ST-0651-88

AFFIX "RIDERS" OR REVENUE STAMPS HERE

# UNOFFICIAL COPY

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 REVENUE  
 \$ 21.00

MAIL 3.00

STATE OF ILLINOIS  
 REAL ESTATE TRANSACTION TAX  
 \$ 21.00

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE  
 OCT 11 1988  
 \$ 312.00  
 0198833

08159048

DEPT-01 413.25  
 T#4444 TRN 2892 10/12/88 13:05:00  
 #1391 # D \* 88-469048  
 COOK COUNTY RECORDER

Unit Number 7172-2 "N", in the Colonial Terrace Condominium, as Delineated on Survey of the Following described Parcel of Real Estate: Lots 17 and 18, in Block 2, in Charles Christman's 2nd Hillside Addition to Montclare, a Subdivision of the West 1/3 of the South 1/2 of the North West 1/4 of Section 31, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "C" to the declaration of Condominium recorded July 12, 1979 as Document Number 2504758<sup>0</sup> together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Deed in Trust

TO

GEORGE E. COLE  
 LEGAL FORMS