

313754

# UNOFFICIAL COPY

88506968

This Indenture Witnesseth, **HEAT THE GRANTOR** **JOAN YOUNG, Independent, Executor** of the Estate of **ISABELLE K. ULVELING, deceased**, by virtue of Letters Testamentary issued to her by the Circuit Court of Cook County, Illinois and in exercise of the power of sale to her by said Will,

for and in consideration

of **ONE HUNDRED TWENTY-ONE THOUSAND and no/100ths (\$121,000.00)---** Dollars,

and other good and valuable considerations in hand paid, **Conveys and Quit Claims** unto the **RIVER FOREST STATE BANK AND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a

Trust Agreement dated the **sixteenth** day of **January** 19**65**, known as Trust Number **1150**, the following described real estate in the County of \_\_\_\_\_ and State of Illinois, to-wit:

Unit 5-J as delineated on the Plat of Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lots 4 and 5, the West 18.0 feet in Lot 8 and all of Lots 9, 10, 11 and 12 in Block 3 of River Forest being a subdivision of part of Section 12, Township 39 North, Range 12, East of the third Principal meridian as surveyed for the Suburban Home Mutual Land Association according to the Plat thereof recorded June 23, 1890 as Document 1291334 in Book 43 of Plats, Page 20, in Cook County, Illinois, which Plat of Survey is attached as Exhibit A to the Declaration of Condominium made by River Forest State Bank and Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated July 8, 1968 and known as Trust Number 1442 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 21171894 and amended by Document 22610624 together with an undivided 1.60 percent interest in said Parcel (excepting from said Parcel the property and space comprising all the Units thereof as defined and set forth in said Declaration and Plat of Survey), all in Cook County, Illinois.

**Permanent Index No.: 15-12-127-016-045.**

**Address of Grantee: Lake Street and Franklin Avenue, River Forest, Ill.**

*407 Ashland River Forest, Ill. 60305*

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 is hereby granted to said trustee to approve, make, perfect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to create and subdivide any part thereof, and to subdivide said property as often as desired, to contract to sell, to grant option to purchase or to lease any part thereof, with or without consideration, to convey said premises or any part thereof to a purchaser or lessee, to grant to said purchaser or lessee or successors in trust all of the title, estate, power and authorities vested in said trustee, to convey, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease any 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, not exceeding in the case of any single demise the term of 99 years, 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 to extend any lease, the term of any lease or term hereafter, to contract to make leases and to grant options to lease and options to renew a lease and options to purchase the whole or any part of the reversion and to contract respecting the manner of using the any part of present or future parcels, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements, of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to and premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such purposes and considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the hereinbefore provided, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to any part thereof, or to any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the receipt of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of any such trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, and said trustee is privileged 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 claiming an interest under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the same were in full force 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 any other instrument referred to hereof and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized to execute the same, and (d) that every such deed, trust deed, lease, mortgage or other instrument and all of the same, have been properly recorded in the County in that, that such successor or successors in trust have been properly appointed and qualified in accordance 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," "in trust 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 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 first day of November, 1988.

\_\_\_\_\_  
[SEAL] *Joan Young* [SEAL]  
As Executor of aforesaid  
\_\_\_\_\_  
[SEAL] [SEAL]

THIS INSTRUMENT WAS PREPARED BY  
**HENRY WM. LESCHER, Atty. at Law**  
77 W. Washington St., Chicago, Ill. 60602

Address of property:  
407 Ashland Ave., Unit  
River Forest, Ill. 60305

**BLA 100**

Office of River Forest  
Real Estate Transfer Tax  
\$50

Office of River Forest  
Real Estate Transfer Tax  
\$10

Office of River Forest  
Real Estate Transfer Tax  
\$50

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12/22

(BOX 426)

# Deed in Trust

WARRANTY DEED

# UNOFFICIAL COPY

RIVER FOREST STATE BANK  
AND TRUST COMPANY

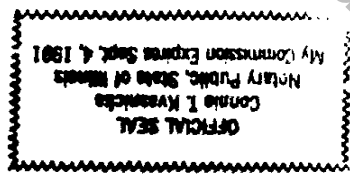
TRUSTEE

TO

RIVER FOREST STATE BANK  
AND TRUST COMPANY  
Lake Street and Franklin Avenue  
RIVER FOREST, ILLINOIS

89690558

Property of Cook County Clerk's Office



Notary Public

89690559

I, **Connie T. Kvasnicka**,  
 a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
**JOAN YOUNG, Independent Executor of the Estate**  
 of **ISABELLE K. ULVELING, deceased**,  
 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 her estate,  
 GIVEN under my hand and notarial seal this **first**  
 day of **November**, A.D. 1988.

STATE OF ILLINOIS  
COUNTY OF COOK