

UNOFFICIAL COPY

88530882



DEED IN TRUST

1988 NOV 17 PM 3:17

88530882

Order 03 7187946

THIS INDENTURE WITNESSETH. That the Grantor Warren Baker, a single man never married of the County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid. Convey S and warrant S unto NBD TRUST COMPANY OF ILLINOIS, an Illinois Corporation, as Trustee under the provisions of a trust agreement dated the 7th day of November, 19 88, known as Trust Number 1014-CH the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 6 and the North 10 feet of Lot 7 in Block 1 in Subdivision of the East 134 feet of the West 167 feet of the North 3/4 of the West 1/2 of the South East 1/4 of Section 24, Township 38 North, Range 14 East of the Third Principal Meridian (Except the East 68 feet heretofore dedicated) in Cook County, Illinois.

1200

Common Address: 6731 South Jeffrey Boulevard, Chicago, Illinois 60649

Permanent Property Tax Identification Number 20-24-400-006-0000

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 improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises 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 said trustee, to donate, to dedicate, to mortgage, 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, to lease to commence in present or 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 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 premises and to contract respecting the manner of fitting the amount of present or future realty, to partition or to exchange said property, or any part thereof, 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 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 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 relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of 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, supplement and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 the trustee as herein provided.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only of the earnings, assets 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, assets 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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive S and release S 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 by S hereunder set his hand and seal this 17th day of November 19 88

(Seal) Warren Baker (Seal)

(Seal) Warren Baker (Seal)

After execution of this instrument should be returned to NBD Trust Company of Illinois

This instrument was prepared by ALTHEIMER & GRAY
Harold S. Dembo, Esq., ALTHEIMER & GRAY
 10 South Wacker Drive, Suite 3800
 Chicago, Illinois 60606

James S. Dembo

11/18/88

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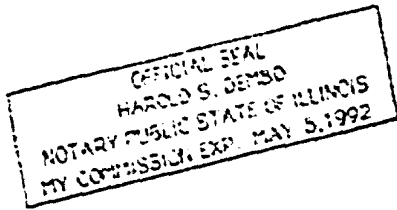
BOX 333 - GG

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State of Illinois)
)
County of Cook)

I, Harold S. Dembo, a Notary Public in and for said County,
in the state aforesaid, do hereby certify that Warren Baker, a single man never married

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 _____
he signed, sealed and delivered the said instrument as his free and voluntary act,
for the uses and purposes therein set forth, including the release and waiver of the right of the right of homestead.
Given under my hand and notarial seal this 17th day of November, 19 88.



Harold S. Dembo
Notary Public

Property of Cook County Clerk's Office
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