

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

88-592241

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Mae Saults, widowed and not since remarried

of the County of Cook and State of Illinois for and in consideration of Ten and no/100

Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANTS /QUIT CLAIM)* unto Pioneer Bank and Trust Company, a Corporation of Illinois, 4000 W. North Avenue, Chicago, IL

DEPT-01 \$12.25
T#1111 TRAN 8044 12/23/88 14:20:00
#3502 # A * 88-592241
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 8th day of June, 1988 and known as Trust Number 10664 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 Legal Description Attached

Permanent Real Estate Index Number: 12-36-223-043-1004

Address(es) of real estate: 2124 North Harlem, Unit 1E, Elmwood Park, 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 subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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, 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 the terms and provisions thereof at any time or times hereafter; to contract to lease 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 fixing the amount of present or future rentals; 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 way, 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 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, in 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 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 15th day of December 1988

Mae Saults (SEAL)
MAE SAULTS

(SEAL)

State of Illinois, County of Cook ss.

OFFICIAL SEAL
UNRECORDED
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES: MAR. 27, 1991

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MAE SAULTS, widowed 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, read 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 15th day of December 1988

Commission expires March 27 1991

Leonard Carlson
NOTARY PUBLIC

This instrument was prepared by Thomas F. Patrasso, 7821 W. Belmont, Suite 200 Elmwood Park, Illinois 60635 (NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Thomas F. Patrasso (Name)
7821 W. Belmont, Suite 200 (Address)
Elmwood Park, IL 60635 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Jean Sienicki (Name)
2124 N. Harlem, Unit 1E (Address)
Elmwood Park, IL 60635 (City, State and Zip)

734

88592241

UNOFFICIAL COPY

Deed in Trust

TO

LEGAL DESCRIPTION:

Unit No. 2124-1E as delineated on survey of the following-described parcel of real estate (hereinafter referred to as "development parcel"):

Lots 9, 10 and 11 in Block 1 in John T. Rutherford's Addition to Chicago, being a subdivision of the North 1/2 of the South 1/2 of the Northeast 1/4 of Section 36, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached as Exhibit "C" to Declaration made by Midwest Bank and Trust Company as Trustee under Trust No. 75-09-1584, dated May 28, 1976, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 23504566, together with an undivided per cent interest in said Development Parcel (excepting from the said Development Parcel the property and space comprising all the units thereof as defined and set forth in said Declaration and survey), in Cook County, Illinois.

PERMANENT INDEX NO. 12-36-223-043-1004

83-583011

Property of Cook County

110289-09.