

24989

Deed in Trust

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

UNOFFICIAL COPY

88046416

THE GRANTOR Seward/Evanston Apartments Limited Partnership

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and (WARRANTS ~~XXXXXX~~) unto FIRST ILLINOIS BANK OF EVANSTON, N.A., ITS SUCCESSOR OR SUCCESSORS, as Trustee under the provisions of a trust agreement dated the 3rd day of December 1987, and known as Trust Number R-3463 (hereinafter referred to as the "trustee,") the following described real estate in the County of Cook and the State of Illinois, to wit:

DEPT-01 RECORDING 3:12:00 TRF002 TRAM 1225 02/01/88 12:09:00 88046416 0000 COUNTY RECORDER

(The Above Space For Recorder's Use Only)

THE WEST 37.5 FEET OF LOT 5 AND ALL OF LOT 6 IN BLOCK 5 IN OSBORNE AND SKILLMAN'S SUBDIVISION OF SOUTH 12.5 ACRES OF LOT 9 IN ASSESSORS DIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. HEREINAFTER CALLED "THE REAL ESTATE".

Common Address: 820-22 Seward, Evanston, Illinois Real Estate Tax I. D. Number(s): 11-19-323-004, 11-19-323-005 F00 UN

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration, to convey the real estate 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 the trustee; to donate, to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange the real estate, or any part thereof, for other real or personal property; to grant easements or changes of any kind; to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof; and to deal with the real estate 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 the trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or to be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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.

This conveyance is made upon the express understanding and condition that neither the trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligations or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under the trust agreement and of all persons claiming under it or any of them shall be only in the possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possessions, 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 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 executed this deed this 27th day of January, 1988.

Seward/Evanston Apartments Partnership State of Illinois, County of Cook By: Douglas Felten, General Partner

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Douglas Felten 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.

Given under my hand and official seal, this 27th day of January KATHLEEN HOBE

Commission expires 19 Notary Public State of Illinois NOTARY PUBLIC Commission Expires 7/25/89

This instrument was prepared by Stephen Richek, 20 N. Clark St., Chicago, IL 60682 (NAME AND ADDRESS)

88046416

AFFIX "RIDERS" OR REVENUE STAMPS HERE

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

FIRST ILLINOIS BANK OF EVANSTON, N.A. P.O. BOX 711 EVANSTON, ILLINOIS 60120 % FINANCIAL INSTITUTION LAND TRUST DIVISION (Name)

ADDRESS OF PROPERTY 820-22 Seward

88046416

Evanston, IL

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: (Address)

ATTENTION: LAND TRUST DEPARTMENT (City, State, and Zip)

OR RECORDER'S OFFICE BOX NO. 430

(Name)

(Address)

Handwritten signature/initials

UNOFFICIAL COPY

DEED IN TRUST

TO
FIRST ILLINOIS BANK OF
EVANSTON, N.A.

Property of Cook County Clerk's Office



Real Estate Transfer Tax
CITY OF EVANSTON
FEB 1 1988
DH \$2,000

Real Estate Transfer Tax
CITY OF EVANSTON
FEB 1 1988
DH \$200.00

Real Estate Transfer Tax
CITY OF EVANSTON
FEB 1 1988
DH \$50.00

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