

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

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

88073815

THE GRANTOR

MARY WARD WOLKONSKY and PETER WOLKONSKY,
her husband

of the County of Cook and State of Illinois
for and in consideration of Ten

Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANTY) /QUIT CLAIM* unto
Mary Ward Wolkonsky, 1040 Lake Shore Drive,
Unit 31C, Chicago, Illinois

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

the Mary Ward Wolkonsky

as Trustee under the provisions of a trust agreement dated the 2nd day of November, 1987, and known as Trust Agreement (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 Ride Attached

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 create 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 successor 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 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 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 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 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 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 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 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," or "upon condition," or "with limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive 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 s aforesaid in whole hand and seal s this

day of February, 1988
Mary Ward Wolkonsky (SEAL)
Mary Ward Wolkonsky

Peter Wolkonsky (SEAL)
Peter Wolkonsky

State of Illinois, County of Cook, ss.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person whose name s John C. Williams subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he s 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 homestead.

Given under my hand and official seal, this 17th day of February, 1988

Commission expires August 26, 1989

This instrument was prepared by John C. Williams
John C. Williams
NOTARY PUBLIC
One First Natl. Pl. Chicago IL

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY:
1040 Lake Shore Drive, Unit 31C
Chicago, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO:

MAIL TO { (Name)
(Address)
(City, State and Zip)
OR RECORDER'S OFFICE BOX NO. 229

FILED
FEBRUARY 19 1988
Cook County Ill. Clerk Par. 4
Sign. W. J. P. D. L. (S. K. H. S.)

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UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE®
LEGAL FORMS

I hereby declare that the attached deed represents a
transaction exempt from taxation under the Chicago
Transaction Tax Ordinance by paragraph(s) 6 of
Section 200.1-4 of said ordinance. Dated this 19th
day of February, 1948.

[Signature] J. P. [Silly & Austin]
Signature of Buyer, Seller or Agent

Exempt under provisions of paragraph (6),
Section 4, of the Real Estate Transfer
Tax Act. Dated this 19th day of Feb, 1948

[Signature] J. P. [Silly & Austin]
Signature of Buyer-Seller or Agent

88073815

Property of Cook County Clerk's Office

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Rider Attached to Deed
From
Mary Ward Wolkonsky and
Peter Wolkonsky, her husband
to
Mary Ward Wolkonsky, as Trustee of
the Mary Ward Wolkonsky Trust Under
Declaration of Trust Dated November 2, 1987

Legal Description

Unit No 31-C as delineated on survey of the following described parcels of real estate (hereinafter referred to collectively as "Parcel"): Lots 1, 2, 3, 4 and 5 and that part of Lot 6 lying North of the South line of Lot 5 produced East to the East line of said Lot 6 heretofore dedicated as a public alley and now vacated by Ordinance recorded as Document No. 19343014, Owners Subdivision of Lot 14 in Block 1 in Potter Palmer Lake Shore Drive Addition to Chicago, together with Lots 1, 2 and 3 (except the South 3 1/2 feet of said Lot 3) in Palmer and Borden's Resubdivision of Lots 15, 16 and 18 in Block 1 of the aforesaid Addition, being a subdivision of part of Blocks 3 and 7 of Canal Trustees' Subdivision of the South fractional half of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian; also, Lot 4 and the South 3 1/2 feet of Lot 3 and the East 3 feet of Lot 5 in aforesaid Palmer and Borden's Resubdivision which lies North of a line coincident with the South line of Lot 4 in the aforesaid Owner's Subdivision of Lot 14 in Block 1 of Potter Palmer Lake Shore Drive Addition to Chicago, all in Cook County, Illinois; which survey is attached as Exhibit "A" to Declaration of Condominium made by Carlyle Apartments, Incorporated, recorded in the office of the Recorder of Cook County, Illinois, as Document No. 19899524; together with an undivided .7026 per cent 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 survey) all in Cook County, Illinois.

Permanent Tax No. 17-03-202-061-1107

DEPT-01
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COOK COUNTY RECORDER

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