

Deed in Trust

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

UNOFFICIAL COPY

① 332551

THE GRANTOR ROBERT GOODMAN, to an undivided 60% interest, JOSEPH WRABEL, to an undivided 25% interest (married to ROBYN WRABEL, also known as ROBYN S. WRABEL), and ALAN MORRIS, also known as ALAN E. MORRIS, to an undivided 15% interest (married to DENISE MORRIS, also known as DENISE BLUMENFELD MORRIS), 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, Convey and (WARRANT QUIET ENJOY)* unto FIRST ILLINOIS BANK OF LAGRANGE, ITS SUCCESSOR OR SUCCESSORS, as Trustee under the provisions of a trust agreement dated the 22nd day of April 19 88, and known as Trust Number 9054 (hereinafter referred to as the "trustee,") the following described real estate in the County of Cook and the State of Illinois, to wit:

88191770

(The Above Space For Recorder's Use Only)

Lot 32 in Sub-Block 2 in Block 5 in Sheffield's Addition to Chicago in the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

HEREINAFTER CALLED "THE REAL ESTATE". Common Address: 1851 N. Fremont, Chicago, Illinois 60622

88191770

Real Estate Tax I. D. Number(s): 14-32-413-011

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in the 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 streets, highways or alleys; to convey any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to 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 trust 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 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 term 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/or to purchase the whole or any part of the real estate 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 convey or assign any right, title or interest in or about or in connection 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 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 need 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 mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person upon or claiming under any such conveyance, lease or other instrument; (2) that at the time of delivery thereof the trust created herein and the trust agreement was in full force and effect; (3) 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; (4) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor or trust.

This conveyance is made upon the express understanding and condition that neither the trustee nor its successor or successors in trust incur any personal liability or be subjected to any claim, judgment or decree for or against it or they or its agents or attorneys may do or on 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 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 beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the direction of the Trust 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 deed 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 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 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 receive a certificate of title or duplicate thereof, or memorial, the words "in trust," "upon condition," "with limitations," or words of similar import in accordance with the statute in such case made and provided.

And the said grantor S 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 hereby hereunto executed this deed this 19 88 day of May 1988 at Chicago, Illinois. Robert Goodman, Joseph Wrabel, Robyn S. Wrabel, Alan Morris, Denise Blumenthal Morris

COOK COUNTY REAL ESTATE TRANSACTION TAX 133.75 REVENUE STAMP MAY 4 1988 DEPT. OF REVENUE 133.75 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 133.75 DEPT. OF REVENUE MAY 3 1988

OFFICIAL SEAL Deborah A. Edwards Notary Public, State of Illinois My Commission Expires May 9, 1988 Commission expires May 9 1988

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Goodman, Joseph Wrabel, Robyn Wrabel, Alan Morris and Denise Blumenthal Morris personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the releases and waiver of the right of homestead. Gary A. Weintraub, 614 West Monroe Street, Chicago, Ill. 60606

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE ADDRESS OF PROPERTY 1851 N. Fremont Chicago, Illinois 60622 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: Same (Name) (Address)

MAIL TO: First Illinois Bank of LaGrange 14 South LaGrange Road LaGrange, Illinois 60525

ATTENTION: LAND TRUST DEPARTMENT OR RECORDER'S OFFICE BOX NO.

UNOFFICIAL COPY

DEED IN TRUST

TO
FIRST ILLINOIS BANK OF
LAGRANGE

1-34(1)-12/88

Property of Cook County Clerk's Office

DEPT-01 \$12.25
T#1444 TRAN 2288 05/05/88 15:07:00
#1374 # D # -88-191770
COOK COUNTY RECORDER

MAIL TO: RAYMOND J. PROSSER
205 W. RANDOLPH SUITE 640
CHICAGO, IL 60606

07716188

MAIL 12.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-4-88
0 0 5 5 4 6
PS11472
06.25

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-4-88
0 0 5 5 4 4
PS11472
100.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-4-88
0 0 5 5 4 3
PS11472
900.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-4-88
0 0 5 5 4 5
PS11472
100.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY-4-88
0 0 5 5 4 2
PS11472
900.00

02216188