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88312109

DEED IN TRUST

THE GRANTORS, JOHN H. MUIR and CHARLENE O. MUIR, husband and wife, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, convey and warrant unto CHARLENE O. MUIR and JOHN H. MUIR, of Oak Park, Illinois, as trustees (hereinafter referred to in the singular) under the provisions of a trust agreement created by CHARLENE O. MUIR dated the 7th day of July, 1988, and unto any successor or successors in trust under the trust agreement, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 306 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lot 9 and the North 132 feet of Lot 10 in Block 2 in Kettlestrings Addition to Harlem, being a subdivision of the North part of the North West Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; and which survey is attached as Exhibit "A" to Declaration of Condominium made by Lawndale Trust and Savings Bank, a national banking association, trustee under Trust Agreement dated June 10, 1971, and known as Trust No. 5787, and recorded on March 6, 1973 in the Office of Recorder of Cook County, Illinois, as Document No. 22240167; together with an undivided 1.183% interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey).

Including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises"),

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the aforementioned trust agreement set forth.

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the premises 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 the premises or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or

*Return to Recorder
Box 128 (JAB)*

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 VILLAGE CLERK
 VILLAGE OF OAK PARK
 Exempt under provisions of Paragraph 6, Section 4, Real Estate Tax Act of 1970
 Date: 7-14-88 By: Grace A. Boyd

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DATE 11/11/2011 BY 60322/UC/STP

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otherwise encumber the premises or any part thereof; to lease the premises or any part thereof from time to time, in possession or reversion, by leases to commence in praesenti 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 the premises 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 appurtenance to the premises or any part thereof; and to deal with the premises 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 premises, or to whom the premises 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 premises, to see that the terms of the trust hereby created or of the trust agreement have been complied with or 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the trust agreement was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the trust agreement or in some amendment thereto and binding upon all beneficiaries thereunder; (c) 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, the successor or successors in trust shall 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.

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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 the premises, and that interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the trust agreement shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder, and this Deed in Trust is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the aforementioned Declaration of Condominium as if the provisions thereof were recited in full herein.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby expressly directed not to 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 Grantors 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 Grantors have signed this Deed in Trust on this 7th day of July, 1988.

John H. Muir
John H. Muir as Grantor

Charlene O. Muir
Charlene O. Muir as Grantor

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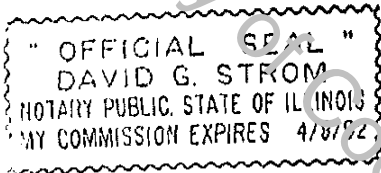
STATE OF ILLINOIS

COUNTY OF COOK

I, DAVID G. STROM, Notary Public, hereby certify that JOHN H. MUIR and CHARLENE O. MUIR, husband and wife personally known to me to be the same persons whose names are signed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

GIVEN under my hand and notarial seal on this 17th day of July, 1988. \$14.00

DEPT - RECORDS
T#2222 TRAN 0418 07/15/88 09:34:00
#4549 # B * -88-312109
COOK COUNTY RECORDER



David G. Strom

Notary Public

My commission expires 4/8/92

This instrument was prepared by:

Robert A. Cosentino, Esq.
Gardner, Carton & Douglas
321 North Clark Street
Suite 3400
Chicago, Illinois 60610

Address of property:

Unit No. 306
221 N. Kenilworth Ave.
Oak Park, IL 60302

Permanent Real Estate
Index Number:

16-07-115-042-1032

Mail to:

Robert A. Cosentino, Esq.
Gardner, Carton & Douglas
321 North Clark Street
Suite 3400
Chicago, Illinois 60610

Grantee's address for
subsequent tax bills:

Charlene O. Muir and
John H. Muir as
trustees under trust
agreement created by
Charlene O. Muir
dated July 7, 1988
Unit No. 306
221 N. Kenilworth Ave.
Oak Park, IL 60302

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