

UNOFFICIAL COPY

BEED IN TRUST

89176343

(The Above Space For Recorder's Use Only)

THE GRANTOR, JOAN B. FANNING
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, Conveys and (WARRANT /QUIT CLAIMS)
unto JOAN B. FANNING

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 27th day of July
1989 and known as JOAN B. FANNING TRUST (hereinafter referred to as "said trust") (the number
of trustees) and unto all and every successor or successors in trust under said trust agreement, the
in the County of Cook and State of Illinois, to wit:

DEPT OF RECORDING
19118 C * - 89 - 476343
COOK COUNTY RECORDER
\$12.75
11:33:00
06/28/89

Lot 20 in Block 19 in Hulbert's Milwaukee Avenue Subdivision being a
Subdivision of the West half of the South East quarter of Section 25,
Township 41 North, Range 12, East of the 3rd P.M., in Cook County, Illinois.

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 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 period 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 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 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 the, 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 limita-
tions," 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 aforesaid has hereunto set her hand and seal this 27th
day of July, 1989.

89176343

(SEAL) Joan B. Fanning (SEAL)
JOAN B. FANNING
(SEAL) (SEAL)

State of Illinois, County of Lake as

I, the undersigned, a Notary Public in and for said County, in the State afore-
said, DO HEREBY CERTIFY that JOAN B. FANNING

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, sealed 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 27th day of July, 1989.

Commission expires May 19, 1990
John M. Richards
NOTARY PUBLIC

This instrument was prepared by DONALD M. LONCHAR, Jr., Attorney, 32 N. West St.
Waukegan, Illinois 60085
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Joan B. Fanning
(Name)

7515 N. Osceola
(Address)

Chicago, Illinois 60648
(City, State and Zip)

7515 N. Osceola
Chicago, Illinois 60648

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO:

Joan B. Fanning
(Name)

7515 N. Osceola, Chicago, IL 60648
(Address)

RECORDER'S OFFICE BOX NO.

EXEMPT FROM provisions of paragraph 6
Section 4, Real Estate Transfer Act
July 27, 1989
AFFIX "RIDERS" OR REVENUE STAMPS HERE

Representative
11:33:00
06/28/89

DOCUMENT NUMBER

89-476343

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

89476343

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