

# UNOFFICIAL COPY

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DEED IN TRUST

89033705



THIS INDENTURE WITNESSETH That the Grantor MICHAEL D. SALON, divorced and not since remarried; RICHARD LEE SALON (married to Sheryl Salon); and SARI SALON COHEN, (married to PAUL COHEN) of the County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and warrant unto NBD TRUST COMPANY OF ILLINOIS, an Illinois Corporation,

as Trustee under the provisions of a trust agreement dated the 1st day of January, 1989, known as Trust Number 1028-CH the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for the year 1988 and subsequent years; existing leases and tenancies; rights of the United States of America and the State of Illinois, if any, in and to so much, if any, of the land as may have been formed by means other than natural accretions, and in and to so much, if any, as may be covered by the waters of the Chicago River.

Common Address: 600-612 N. Kingsbury, Chicago, Illinois

Permanent Property Tax Identification Number 17-09-126-006

THIS REAL ESTATE IS NOT HOMESTEAD PROPERTY.

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 in 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 leave said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 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 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 all persons claiming under them or any of them shall be only in the earnings, profits 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, profits 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 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 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) Michael D. Salon (Seal) Richard Lee Salon (Seal) Sari Salon Cohen (Seal) hereunto set their hands the 19 day of January, 1989

After recordation this instrument should be returned to Kathy Kyborny

This instrument was prepared by:

Marc E. Sherwood

303 W. Madison, Suite 1600

Chicago, IL 60606

Kathy Kyborny

ALTHEMERE GRAY

10 S. Wacker St 4000

Chgo, IL 60606

Box 6

71-56-665-120642 Dr Zimmerman

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
0.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
Cook County

89033705

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State of Illinois )

County of Cook )

I, Marc E. Sherwood, a Notary Public in and for said County,

in the state aforesaid, do hereby certify that Michael D. Salon, Richard Lee Salon and Sari Salon Cohen

personally known to me to be the same person \_\_\_\_\_ whose names are \_\_\_\_\_

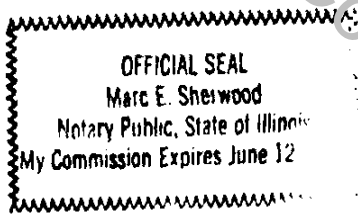
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they

signed, sealed and delivered the said instrument as their free and voluntary act,

for the uses and purposes therein set forth, including the release and waiver of the right of the right of homestead.

Given under my hand and notarial seal this 19 day of January, 19 89.

Marc E. Sherwood  
Notary Public



\$13,500.00

0.11

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1989 JAN 20 PM 2:50

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## PARCEL 1:

That part of Block 3 in the Assessor's Division of the Kingsbury Tract, in the East ½ of the North West ¼ of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, lying Easterly of the East Dock Line of the North Branch of the Chicago River; lying Southwesterly of the Southwesterly line of Kingsbury Street, lying South and Southeasterly of the following described line:

Beginning at the intersection of the Southwesterly line of Kingsbury Street and a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) extended West; thence West along a line 3.0 feet North of and parallel with the center of Ontario Street (as now laid out) extended West 163.0 feet; thence Southwesterly in a straight line to a point in said dock line of said North branch of the Chicago River, which is 70.80 feet Southeasterly (measured along said Dock Line) from the point of intersection of said dock line with said line so drawn 3.0 feet North of and parallel with the center of Ontario Street extended West and lying North and East of a line described as beginning at the intersection of the West Line of Kingsbury Street and a line 8.50 feet South of and parallel with the prolongation West of the South line of the North ½ of Block 4 in said Assessor's Division of said Kingsbury Tract; thence West along said parallel line, 142.0 feet to a point; thence North at right angles 13.0 feet; thence West at right angles to a point on the East dock line of the North Branch of the Chicago River, in Cook County, Illinois.

ALSO

## PARCEL 2:

That part of Block 3 in Assessor's Division of the Kingsbury Tract, in the East ½ of the North West ¼ of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at a point in a line drawn 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) which is 163.0 feet West from the intersection of said line with the West line of Kingsbury Street; thence Southwesterly to a point in the dock line of the East bank of the North Branch of the Chicago River which is 70.8 feet Southeasterly from intersection of Dock line, said River with the said line drawn 3.0 feet North of and parallel with said center line of Ontario Street; thence Northwesterly along said dock line of said East bank of said River, 9.80 feet; thence Northeasterly in a straight line to the point of beginning, said land being more particularly described in a Deed from Hugh Mc Birney and Isabelle M. Mc Birney, his wife, to said Percival W. Clement, dated November 22, 1899, recorded in Volume 6925 Page 164 of land records in the Recorder's Office of Cook County, Illinois.

Commonly known as 600-612 N. Kingsbury, Chicago, IL 60610

Permanent Tax No. 17-09-126-000

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