

UNOFFICIAL COPY

90423672

DEED IN TRUST
(ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, Jack Kanuk and Richard W. Foster,
bachelors,

of the County of Cook and State of Illinois
for and in consideration of Ten and no/100 (\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT 1011111111) unto

Richard W. Foster of 920 West Webster,
Chicago, Illinois 60614

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 24th day of October, 1989, and known as Richard W. Foster Revocable Trust
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 attached Rider

90423672

Permanent Real Estate Index Number: 14-32-215-005

Address(es) of real estate: 1043 West Webster, Chicago, Illinois 60614

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 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 way 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 limitation 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 Richard W. Foster 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 Jack Kanuk and Richard W. Foster aforesaid have hereunto set their hands and seals this 23rd day of August, 1989.

Jack Kanuk (SEAL)

Richard W. Foster (SEAL)
Richard W. Foster

State of Illinois, County of Cook ss.

"OFFICIAL SEAL"
HOWARD D. LERMAN
Notary Public, State of Illinois
My Commission Expires 8/14/91

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jack Kanuk and Richard W. Foster personally known to me to be the same persons whose name 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 homestead.

Given under my hand and official seal, this 23rd day of August, 1989.

Commission expires 8/14 1991
Howard D. Lerman
NOTARY PUBLIC

This instrument was prepared by Howard D. Lerman, Esq., Portes, Sharp, Herbst, Kravets & Fox, Ltd. 333 W. Wacker Drive, #500 (NAME AND ADDRESS) Chicago, IL 60606

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Howard D. Lerman, Esq.
Portes, Sharp, Herbst, Kravets & Fox, Ltd. (Name)
333 West Wacker Drive, Suite 500 (Address)
Chicago, Illinois 60606

SEND SUBSEQUENT PAYMENTS TO:
Jack Kanuk, as Trustee and
Richard W. Foster, as Trustee (Name)
920 West Webster (Address)
Chicago, Illinois 60614 (City, State and Zip)

Our File No. 77760-00-001
RECORDER'S OFFICE BOX NO

DEPT-01 RECORDING
TR5555 TRAN 4567 08/30/90 13:00:00
#5587 # E #90-423672
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

8/30/90 Portes Sharp Herbst Kravets & Fox
90423672
Exempt under provisions of Paragraph 6) of the Chicago Transaction Tax Ordinance, Section 200.1-2
AFFIX RIDERS OR REVENUE STAMPS HERE
Have Seller or Representative

UNOFFICIAL COPY

Deed in Trust

TO

Property of Cook County Clerk's Office

OFFICIAL SEAL
NOTARY PUBLIC
My Commission Expires 12/31/2011

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

9 8 4 2 3 6 7 2

RIDER TO DEED IN TRUST

FROM: JACK KANUK AND RICHARD W. FOSTER

TO: RICHARD W. FOSTER, AS TRUSTEE

Legal Description

AN UNDIVIDED 1/2 INTEREST IN
THE WEST 12 FEET OF LOT 4 AND THE EAST 18 FEET OF LOT 5 IN
THE SUBDIVISION OF BLOCK 3 IN JAMES MORGAN'S SUBDIVISION OF
BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32,
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

90423672

UNOFFICIAL COPY

TRUST IN DEED IN TRUST

FROM: JACK KANAR AND RICHARD W. FOSTER
TO: RICHARD W. FOSTER, AS TRUSTEE

Legal Description

AN UNDIVIDED 1/2 INTEREST IN

THE WEST 1/2 PART OF LOT 4 AND THE EAST 1/2 PART OF LOT 5 IN THE SUBDIVISION OF BLOCK 1 IN JAMES HONAN'S ADDITION TO THE SUBDIVISION OF BLOCK 10 IN SHEPHERD'S ADDITION TO THE SUBDIVISION OF TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

0000000000