

This Indenture Witnesseth, THAT THE GRANTORS **90485811**

UNOFFICIAL COPY
JOHN P. SPINELLI AND ROSE SPINELLI, his wife

of the County of **COOK** and State of Illinois for and in consideration
of **Ten and 00/100 (\$10.00)** Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto the
RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a
7727 Lake Street, River Forest, Illinois 60305

Trust Agreement dated the **2nd** day of **May** 19 **90**, known as Trust
Number **3633**, the following described real estate in the County of **COOK** and State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED

Unit No. 305, as delineated on survey of the following described parcel of real estate (hereinafter referred to as development parcel): lots 1, 2 and 3 in Block 3 in Harlem, being Quick's subdivision of part of the Northeast 1/4 of Section 12, Township 19 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois which survey is attached as Exhibit "A" to declaration made by the Midwest Bank and Trust Company, as Trustee under Trust Agreement No. 7003410 dated March 26, 1970, recorded in the office of the Recorder of Deeds of Cook County, Illinois, as document No. 22067743, together with an undivided 2.904 per cent interest in said development parcel (excepting from said development parcel the property and space comprising all the units thereof as described in and delineated on said declaration and survey).

90485811

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Tax Act.

John Spinelli Date May 2, 1990 Buyer, Seller or Representative

Commonly Known as: **434 Clinton Place, Unit 305, River Forest, Illinois 60305**
Index No. **15-12-220-031-1018**

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 mortgage, 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 to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, power 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 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 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 instruments was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said 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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said 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.

90485811

In Witness Whereof, the grantors aforesaid have hereunto set their hand and

seal this **2nd** day of **May** 19 **90**

13.00

THIS INSTRUMENT PREPARED BY:
RIVER FOREST STATE BANK [SEAL]

John Spinelli [SEAL]

BY: William C. Housinger [SEAL]
7727 LAKE STREET
RIVER FOREST, ILLINOIS 60305

Rose Spinelli [SEAL]

EXEMPTION APPROVED
VILLAGE CLERK, VILLAGE OF RIVER FOREST
John Clinton, Jr.

90485811

UNOFFICIAL COPY

(BOX 426)

Deed in Trust

WARRANTY DEED

TO

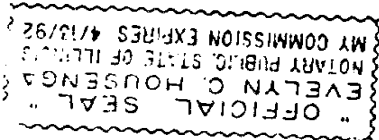
RIVER FOREST STATE BANK
AND TRUST COMPANY

TRUSTEE

90115811

RIVER FOREST STATE BANK
AND TRUST COMPANY
Lake Street and Franklin Avenue
RIVER FOREST, ILLINOIS

Property of Cook County Clerk's Office



Evelyn C. Housenga

Notary Public
2nd day of May A.D. 19 90

personally known to me to be the same person S whose name S
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 notarial seal this
A.D. 19 90

1. EVELYN C. HOUSENGA
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
JOHN P. SPINELLI AND ROSE SPINELLI, his wife
STATE OF ILLINOIS }
COUNTY OF COOK } ss.

UNOFFICIAL COPY

RIVER FOREST, ILLINOIS 60305

7727 LAKE STREET

BY: [Signature] (SEAL)

RIVER FOREST STATE BANK (SEAL)

THIS INSTRUMENT PREPARED BY:

2nd day of May 1990

1300M

In Witness Whereof, the grantor

And the said grantor hereby expressly waives 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.

of words of similar import, in accordance with the statute in such case made and provided.

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 limitations,"

real estate as such, but only an interest in the earnings, assets and proceeds thereof as aforesaid.

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, assets 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

powers, authorities, duties and obligations of us, his or their predecessors in trust.

that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust,

binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every with the trusts, conditions and limitations contained in this Indenture and in said agreement or in some amendment thereof and

By said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance 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, in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under inquire into any of the terms of said trust agreement, and every deed, mortgage, lease or other instrument executed to

money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been shall be conveyed, contacted to be sold, leased or mortgaged by said trustee, he being obliged to see the application of any purchase

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof or times hereafter.

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

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 having the amount of present or future rentals, to partition

time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for possession or reversion, by leases to commence in the future, and upon any terms and for any period or periods of

or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or

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 make any admission or part thereof, and to resubdivide said

and in said trust agreement set forth.

TO HAVE AND TO HOLD the said premises with the aforementioned trusts and for the uses and purposes herein

Index No. Commonly Known as: 434 Clinton Place, Unit 305, River Forest, Illinois 60305

Date Buyer, Seller, or Representative

Real Estate Transfer Tax Act.

Exempt under provisions of Paragraph E, Section 4.

15-12-220-031-1018

ROSE SPINELLI

It is understood and agreed by the parties herein and by any person who may hereafter become a party hereto that said

Trust

Every successor trustee or trustees appointed hereunder shall become fully vested with all the estate, properties, rights, powers, duties and obligations of us, his or their predecessor.

and property for its costs, expenses and attorney's fees and for its reasonable compensation

any court of competent jurisdiction. The trustee notwithstanding such resignation shall continue to have a trust then on the

of ten days after the mailing of such notices by the trustee; then the trustee may, at its option, file a complaint for appointment

trust property to such successor or successors in trust in the event that no successor in trust is named as above provided

of the mailing of such notices by the trustee. In the event of such resignation, a successor or successors may be appointed by the

of persons then entitled to direct the trustee in the disposition of the trust property, and the trustee shall thereupon con-

ficaries hereunder at his or her address last known to the trustee. Such resignations shall become effective ten days after

The trustee may at any time resign by sending by registered mail a notice of its intention so to do to each of the then

This Indenture Witnesseth, THAT THE GRANTOR & S & I

90455811

the title or powers of said trustee.

RECEIVED
MAY 15 1990
CLERK'S OFFICE
COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

STATE OF
COUNTY OF

ILLINOIS
COOK

} ss.

I, EVELYN C. HOUSENGA

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
JOHN P. SPINELLI AND ROSE SPINELLI, his wife

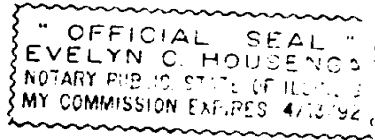
personally known to me to be the same person s whose name s
subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that they signed, sealed and delivered the said instrument
as their free and voluntary act, for the uses and purposes therein set forth,
including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this

2nd day of May A.D. 19 90

Evelyn C. Housenga

Notary Public



Property of Cook County Clerk's Office

(BOX 426)

Deed in Trust
WARRANTY DEED

TO
RIVER FOREST STATE BANK
AND TRUST COMPANY
TRUSTEE

9005552

RIVER FOREST STATE BANK
AND TRUST COMPANY
Lake Street and Franklin Avenue
RIVER FOREST, ILLINOIS