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90515039

DEED IN TRUST

The Grantor, **ARMIDA CRUZ**, of the County of Cook, and State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, conveys and quit-claims unto **ARMIDA CRUZ**, as trustee (hereinafter referred to as the "trustee") under the provisions of a trust agreement dated March 7, 1990, and known as the **ARMIDA CRUZ TRUST**, whose present address is 45 Astoria Way, Park Ridge, Illinois, and unto all and every successor successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois to wit:

Unit T-45 in Boardwalk of Park Ridge Condominium, as delineated on the survey of the following described real estate: Part of the Southwest Quarter of Section 27, Township 41 North, Range 12 East of the Third Principal Meridian and part of Lots 1 to 4 in Ann Murphy's Estate Division of Land in Section 27 and 28 aforesaid, in Cook County, Illinois, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document 24558782 amended from time to time together with their undivided percentage in the common elements.

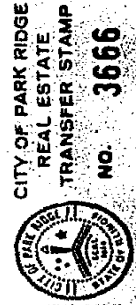
TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to 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 successor in trust and to grant to such successor or successor 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 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 a 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 consideration 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 the 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 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 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 successor 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 said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the States of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SEC. 4, CHICAGO COUNTY ORDINANCE, P. 9-104
PARAGRAPH E, SEC. 4, R.E. TRANSFER TAX ACT.
6/18/90 DATE
Debra Jean Radakowicz BUYER, SELLER OR REPRESENTATIVE



EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SEC. 4, R.E. TRANSFER TAX ACT.
6/18/90 DATE
Debra Jean Radakowicz BUYER, SELLER OR REPRESENTATIVE

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SEC. 4, CHICAGO COUNTY ORDINANCE, P. 9-104
6/18/90 DATE
Debra Jean Radakowicz BUYER, SELLER OR REPRESENTATIVE

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EXHIBIT COPY

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IN WITNESS WHEREOF, the Grantor has hereunto set her hand this 18 day of JUNE, 1990.

ARMIDA CRUZ

STATE OF ILLINOIS)
WILL) SS.
COUNTY OF COOK)

DEPT-01 RECORDING \$13.00
T#5555 TRAN 8005 10/22/90 12:22:00
#4394 E *90-515039
COOK COUNTY RECORDER

I, Debra Jean Radakovich, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ARMIDA CRUZ, 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 18th day of June, 1990.



Debra Jean Radakovich
Notary Public

My commission expires

PERMANENT INDEX NUMBER: 09-27-306-154-1071

FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE:

45 Astoria Way
Park Ridge, Illinois 60068-2888

COOK COUNTY RECORDER
RECORDING DIVISION
600 N. WASHINGTON ST.
CHICAGO, ILLINOIS 60602

90515039

THIS INSTRUMENT PREPARED BY:

Laurence J. Kline, Esq.
Pope, Ballard, Shepard & Fowle, Ltd.
69 West Washington Street
Suite 3200
Chicago, Illinois 60602

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BOX NUMBER 84
COOK COUNTY RECORDER'S OFFICE
COUNTY BUILDING
CHICAGO, ILLINOIS



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COUNTY BUILDING
CHICAGO, ILLINOIS

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