

UNOFFICIAL COPY

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THE GRANTOR, ISABELLE P. SNYDER, divorced and not since remarried, of the Village of Oak Lawn, County of Cook, State of Illinois, for and in consideration of Ten & 00/100 (\$10.00)-----DOLLARS and other good and valuable considerations in hand paid,

CONVEYS and QUIT-CLAIMS to ISABELLE P. SNYDER, 10412 S. Komeisky of the Village of Oak Lawn, County of Cook, State of Illinois, as Trustee under provisions of the Trust Agreement dated April 12, 1982 and known as the ISABELLE P. SNYDER TRUST and unto all and every successor or successors in Trust under said Trust Agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 15 in 10412 Oakville Condominium, as delineated on a Survey of the following described real estate; Lot A in Greene and Morrisby's Best 104th Place and Komeisky Avenue Resubdivision of part of the North East 1/4 of Section 15, Township 37 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded as Document Number 25131939, in Cook County, Illinois, which Survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document 25392432, together with its undivided percentage interest in the common elements, as defined and set forth in said Declaration and Survey.

Permanent Tax Index Number: 24-15-204-108-1002

Street Address: 10412 S. Komeisky, Oak Lawn, IL 60453

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 paths, 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, 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 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 instrument 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.

And the grantor hereby expressly waives and releases all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 7TH day of NOVEMBER 1990.

Isabelle P. Snyder.....(Seal)
Isabelle P. Snyder

<u>Isabelle P. Snyder</u>	<u>10412 S. Komeisky/1-S, Oak Lawn, IL</u>	<u>60453</u>
Name of Grantor	Address	zip
<u>Isabelle P. Snyder</u>	<u>10412 S. Komeisky/1-S, Oak Lawn, IL</u>	<u>60453</u>
Name of Taxpayer	Address	zip
<u>Attorney Kathleen O'Rourke</u>	<u>4239 W. 63rd Street, Chicago, IL</u>	<u>60629</u>
Name of Preparer of Deed	Address	zip

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MAIL TO: Kathleen O'Rourke, 4239 W. 63rd Street, Chicago, IL 60629

This conveyance must contain the name and address of the grantee (Ch.115:12.1), the name and address for tax billing (Ch.115: 4-3 the name and address of the person preparing the instrument (Ch.115: 9.3).

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