

UNOFFICIAL COPY

EXECUTOR'S DEED IN TRUST

90083515

The grantor, ESTHER LEVIN, not personally but as executor of the will of Hyman B. Levin, deceased, by virtue of letters testamentary issued to her by the Probate Court of Cook County, State of Illinois, and in exercise of the power of sale granted to her in and by said will and in pursuance of every other power and authority thus enabling, and in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, ESTHER LEVIN, as executor as aforesaid, does hereby alien, remise, release and convey unto ALBANY BANK AND TRUST COMPANY N. A., a national banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the 31 day of August, 1987, known as Trust Number 11-4468, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 21, 22, 23 and 24 in Block 65 in Northwestern Land Association, being a Subdivision of the West 1/2 of the Northwest 1/4 of Section 13, Township 40 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate 13-13-125-012
Index Number: 13-13-125-013

SUBJECT TO: Those exceptions listed on Exhibit A attached hereto.

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 redivide 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 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 present or in future, by leases to commence in present or in future, 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 premises and to contract respecting the manner of paying 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 appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all these ways and for such other considerations as it shall deem 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 the event of 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 conveyed or mortgaged by said trustee, he or she is to see to the application of any purchase money, rent, or conveyance or other interest in 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 this instrument and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust conditions and limitations contained in this instrument and in said trust agreement or in some amendment thereto and having been so executed by said trustee, (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 the trustee in their premises 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, 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 or 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 as 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 compliance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under any law or any and all statutes of the State of Illinois providing for the exemption of beneficiaries from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor has hereunto set her hand and seal this 8th day of September, 1987.

Esther Levin
ESTHER LEVIN, as executor as aforesaid.

This instrument prepared by: Stacy Johnson, c/o Rudnick & Wolfe, 30 North LaSalle Street, Chicago, Illinois 60602

Mail subsequent tax bills to: David Saleh, 3216 W. Lawrence, Chicago, IL 60625

After recording, return to: Street Address of Property: 3146-59 W. Montrose and 4405-09 N. Kedzie Chicago, IL 60625

David Saleh
3216 W. Lawrence
Chicago, IL 60625

BX 13

1987-09-11

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

DEPT-01 RECORDING \$14.00
703333 TRAM 9551 02/21/90 13:51:00
97318 * * -90-083515
COOK COUNTY RECORDER

I, Donna M. Pausch, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Esther Levin as executor for the will of Hyman B. Levin dated December 18, 1985, 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 purposes therein set forth.

GIVEN under my hand and Notarial Seal this 8th day of September, 1987.

Donna M. Pausch
Notary Public

My Commission Expires:

6/9/89

COOK COUNTY, ILL. 54493
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB 21 '90 DEPT OF REVENUE 375.00
PB 10751

COOK COUNTY, ILL. 0623
Cook County
REAL ESTATE TRANSACTION TAX
FEB 21 '90 DEPT OF REVENUE 187.50
PB 10430

★ 0-0920
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT OF REVENUE ★
★ FEB 21 '90 ★
★ PB 10751 ★
★ 112.50 ★

★ 0-0920
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT OF REVENUE ★
★ FEB 21 '90 ★
★ PB 10751 ★
★ 900.00 ★

★ 0-0920
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT OF REVENUE ★
★ FEB 21 '90 ★
★ PB 10751 ★
★ 900.00 ★

30083515

★ ★ ★ ★
040920
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE
FEB 21 '90
900.00
★ ★ ★ ★

30083515

1400

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EXHIBIT A

1. General taxes for the year 1987 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1987;
2. Building, building line and other covenants, conditions and restrictions of record, if any;
3. Public and utility easements, if any;
4. Roads and highways;
5. Existing leases and tenancies;
6. Special taxes or assessments for improvements not yet completed, if any;
7. Unconfirmed special taxes or assessments;
8. Any matters a survey or inspection of the Premises would disclose;
9. That certain Installment Agreement for Executor's Deed dated July 30, 1987; and
10. Acts done or suffered by or judgments against Buyer or anyone claiming by, through or under him.

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Property of Cook County Clerk's Office