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DEED IN TRUST

THE GRANTOR, JOAN SCHILLE PAYNE, a widow and not remarried, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable considerations in hand paid, conveys and warrants unto F.B. HUBACHEK, JR. of Glencoe, Illinois, and JOAN S. PAYNE as co-Trustees under the provisions of a trust agreement known as the JOAN S. PAYNE TRUST DATED OCTOBER 15, 1987 (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:

Lots 70 and 71 in Block 20 in Western Springs Resubdivision of part of East Hinsdale, being a Subdivision of the East Half of Section 6, Township 38 North, Range 12 East of the Third Principal Meridian together with parts of Sections 31 and 32, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

(P.I. No. 18-06-203-004)

TO HAVE AND TO HOLD the said premises together with all 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 praesenti or 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

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[Faint signatures and text]

Box 211 (S. Sher)

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 said 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 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.

And the said grantor hereby expressly waives and releases any and all rights or benefits 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 Grantor aforesaid has hereunto set her hand and seal this 24th day of January, 1990.

Joan Schille Payne (SEAL)
Joan Schille Payne

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UNOFFICIAL COPY

12/18/89

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOAN SCHILLE PAYNE, a widow and not remarried, 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 24th day of January, 1990.

OFFICIAL SEAL
SUZANNE L. SHIER
NOTARY PUBLIC STATE OF ILLINOIS
COMMISSION EXPIRES OCT 1990

Suzanne L. Shier (SEAL)
Notary Public

My commission expires Oct 7, 1990

DEPT-01 RECORDING
182222 TRAM 4980 02/21/90 15:24:00
4033 # 8 # -90-083785
COOK COUNTY RECORDER

\$14.00

Address of property:
3909 Central Avenue
Western Springs, Illinois

Address of Grantee:
c/o Chapman and Cutler
111 West Monroe
Chicago, Illinois 60603

This deed prepared by:
Suzanne L. Shier
Chapman and Cutler
111 West Monroe Street
Chicago, Illinois 60603
(312) 845-3000

Send future tax bills to:
F. B. Hubacher, Jr., Trustee
Chapman and Cutler
111 West Monroe Street
Chicago, Illinois 60603

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