

UNOFFICIAL COPY

This Indenture Witnesseth That the Grantor (s) LESTER D. ANDERSON and EVELYN O. ANDERSON, His Wife,

of the County of Cook and State of Illinois for and in consideration of TEN Dollars,

and other good and valuable considerations in hand, paid, Convey and Quit-Claim unto HARRIS TRUST AND SAVINGS BANK, 111 West Monroe Street, Chicago, Illinois 60690, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 25th day of June 1990, known as Trust Number 94758, the following described real estate in the County of _____ and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF AS EXHIBIT "A"

15.00

Permanent Real Estate Index Number: 13-30-404-005-0000 Vol. 363

Address of Real Estate: 6603 West Diversey Ave., Chicago, Il. 60635

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 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 lease 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 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 lease, 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 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 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) that 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, his or their predecessors 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 grantor S 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.

In Witness Whereof, the grantor S aforesaid have hereunto set their hand S and seal S this 26 day of June 1990.

Evelyn O. Anderson (SEAL)
Evelyn O. Anderson

Lester D. Anderson (SEAL)
Lester D. Anderson

THIS INSTRUMENT WAS PREPARED BY

William H. Powell
Name

5479 Milwaukee Ave., Chicago, Il.
Address 60630

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
JUL 18 90
STAMP
JUL 18 90
PREPARED BY
JUL 18 90
STAMP
JUL 18 90
Cook County
REAL ESTATE TRANSACTION TAX
23750

1
GD
CIL 09-21
144225
5224751
30345477

UNOFFICIAL COPY

TRUST No.

DEED IN TRUST

LESTER D. ANDERSON and
EVELYN O. ANDERSON

TO
HARRIS TRUST AND SAVINGS BANK
TRUSTEE

PROPERTY ADDRESS

6600 W. Diversey Ave.
Chicago, Ill. 60635

HARRIS TRUST AND SAVINGS BANK
111 West Monroe Street
CHICAGO

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL 18 90
0 0 5 7 7 4
565.50
FB 11187

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL 18 90
0 0 5 7 7 3
999.00
FB 11187

Mail to
William H. Powell
5479 N. Milwaukee Ave
Chicago IL 60630
BOX 933-CG
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JUL 18 90
0 0 5 7 7 1
999.00
COOK COUNTY, ILLINOIS
1990 JUL 18 PM 2:12
90345477

"OFFICIAL SEAL"
WILLIAM H. POWELL
Notary Public, State of Illinois
My Commission Expires 7/6/91

STATE OF ILLINOIS }
COUNTY OF COOK }
ss. I, WILLIAM H. POWELL
a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
LESTER D. ANDERSON and EVELYN O. ANDERSON, his
Wife,
who are
personally known to me to be the same person, whose names are 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 26 day
of June 19 90
William H. Powell
Notary Public

22545477

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

NORMAN HOFFBERG

, being duly sworn on oath, states that he resides at 1660 N. Madison, Apt 1E Chicago, IL 60614. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

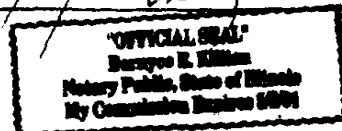
1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR-
2. the conveyance falls in one of the following exemptions as shown by amended Act which became effective July 17, 1959.
3. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
4. The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
5. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
6. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
7. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
8. The conveyances of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
9. Conveyances made to correct descriptions in prior conveyances.
10. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me
 this 11th day of July, 1960.

George E. Hillman



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90345477

EXHIBIT "A" - LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE 33 FEET SOUTH OF THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 30 WITH THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE ST. PAUL AND PACIFIC RAILROAD THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 33 FEET OF THE SOUTH EAST 1/4 OF SECTION 30 AFORESAID 115 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE AFORESAID RAILROAD RIGHT OF WAY 449.91 FEET TO AN INTERSECTION WITH THE CURVED CENTER LINE OF AN 18 FOOT WIDE PRIVATE RAILROAD RIGHT OF WAY CURVE CONVEY TO THE SOUTH EAST THENCE NORTHEASTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 478.34 FEET A DISTANCE OF 229.55 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE ST. PAUL AND PACIFIC RAILROAD THENCE NORTH ALONG SAID LINE 252.87 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C. 20250

Properly of Office