

UNOFFICIAL COPY

DEED IN TRUST  
ILLINOIS

90349276

DEPT-61 RECORDING

TRAVEL TRAVEL 2442 87/20/90 12 01 88

90068 # 25 \* -90-349276

COOK COUNTY RECORDER

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, Earl Fein, a widower

of the County of Cook and State of Illinois  
for and in consideration of Ten and 00/100 (\$10.00)  
Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANT) unto

Fred Fein  
1345 S. Beverly Glen Blvd.  
Los Angeles, CA 90024  
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 18th day of July, 1990, and known as the Fred Fein Trust (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: Please see Exhibit A attached hereto and made a part hereof for legal description.

Permanent Real Estate Index Number(s): 14-28-321-006

Address(es) of real estate: 441 45 Rosalyn Place, Chicago, IL

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 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 present 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 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 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 compelled 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.

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 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 aforesaid has hereunto set his hand and seal this 18th day of July, 1990

(SEAL)

*Earl Fein*

(SEAL)

Earl Fein

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Earl Fein, a widower 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Notary Public, State of Illinois  
My Commission Expires 3/1/93  
18th day of July 1990

Commission expires March 1, 1993

Joel S. Rothman, Esq.  
c/o Portes, Sharp, Herbst, Kravets & Fox, Ltd.

NOTARY PUBLIC

This instrument was prepared by

333 W. Wacker Drive, Suite 500, Chicago, IL 60606

\*USE WARRANT OR QUI CLAIM AS PARTIES DESIRE

Joel S. Rothman, Esq.  
Portes, Sharp, Herbst, Kravets & Fox, Ltd.

SEND SUBSEQUENT TAX BILLS TO

MAIL TO:

333 W. Wacker Drive, Suite 500

Chicago, IL 60606

Our File No. 78335-00-001

SAMUEL FEIN  
179 HAPP ROAD  
NORTHFIELD, IL 60093

OR

RECORDER'S OFFICE BOX NO

AFFIX "RIDERS" OR REVENUE STAMPS HERE

90349276

Expect under provisions of Paragraph 6, Section 6,  
Real Estate Transfer Tax Act.

7/18/90

Portes, Sharp, Herbst, Kravets & Fox, Ltd.  
Agent, Seller or Representative

-Page

13251

UNOFFICIAL COPY

Deed in Trust

Earl Pein

TO

Fred Pein, as Trustee of the

Fred Pein Trust

Property of Cook County Clerk's Office

90349276

GEORGE E. COLE  
LEGAL FORMS

# UNOFFICIAL COPY

EXHIBIT A

## Legal Description

The Westerly 38 feet of Lot 27 and the Easterly 20 feet of Lot 28 in Goudy and Goodwillie's Subdivision of Lots 2, 3 and 4 in the Assessor's Division of Block 4 in Outlet "B" in Wrightwood in Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

90349276