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FEEDBACK
(ILLINOIS)

91414279

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THE GRANTOR LOIS A. KEIM, not married
6954 N. Lehigh
Chicago, IL 60646

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/QUIT CLAIMS) unto

DEPT-01 RECORDING #13.29
T64444 TRAN 1571 08/14/91 13:34:00
#5053 ; D *--91-414279
COOK COUNTY RECORDER

Lois A. Keim, 6954 N. Lehigh
Chicago, IL 60646

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 6th day of August 1991, and known as the Keim Living 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:

See Legal Description Attached as Exhibit "A"

Permanent Real Estate Index Number: 10-32-209-063-0000 Vol 308
Address(es) of real estate: 6954 North Lehigh, Chicago, IL 60646

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 create any subdivision of 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 living 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 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 is 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives 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 her hand and seal this 6th day of August 1991

Lois A. Keim
LOIS A. KEIM

(SEAL)

(SEAL)

OFFICIAL SEAL
ALICE BANTIS SHORTS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 6/25/94

the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lois A. Keim 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6th day of August 1991

Commission expires June 25 1994 Alice Bantis Shorts NOTARY PUBLIC

This instrument was prepared by Hyatt Legal Services 8353 Golf Rd., Niles, IL 60648 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIMS PARTIES DESIRE.

MAIL TO: Lois A. Keim
6954 N. Lehigh
Chicago, IL 60646
(Address)
(City, State and Zip)



SEND SUBMISSIONS TO: same (Name)
(Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO

AFFIX RIDERS OR REVENUE STAMPS HERE
Exempt under Illinois Transfer Tax Act, Section 4,
Par. E and Cook County Ordinance 9510, Par. E.
Dated: 8/6/91 Signed: [Signature]

91414279

[Handwritten signature]

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Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

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EXHIBIT "A"

Property Located at: 6954 North Lehigh, Chicago, IL 60646

The Southerly 50 Feet of Lots C and D (taken as a tract and measured at Right Angles to Southerly line of Lot C aforesaid) together with the Easterly $\frac{1}{4}$ of the Northwesterly and Southeasterly 16 Foot vacated alley lying Westerly and adjoining said Southerly 50 Feet of Lots C and D in Elmore Wildwood being a Subdivision of that part of the Northerly 80 Acres of the Northeasterly $\frac{1}{4}$ of Caldwell's Reservation being a Tract of land in Townships 40 and 41 Range 13 East of the Third Principal Meridian which lies Westerly of Right of Way of Chicago, Milwaukee and St. Paul Railroad Company in Cook County, Illinois.

Property of Cook County Clerk's Office

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