

DIED IN TRUST

UNOFFICIAL COPY

91491605

(WARRANTY)

(The Above Space For Recorder's Use Only)

THIS INSTRUMENT WITNESSETH, that the Grantor Eleanor Forslin, a/k/a Eleanor E. Forslin,  
a widow,

of the County of Cook and State of Illinois, for and in consideration of the sum  
of Ten and no/100 Dollars,  
is 10.00

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly  
acknowledged, comes S and Warrant S unto Bank of Chicago/Garfield Ridge, an Illinois bank  
incorporated in Chicago Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee  
under the provisions of a certain Trust Agreement, dated the 12th day of September, 1991, and known as Trust Number  
91-9-2, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 22 (EXCEPT THE SOUTH 13 FEET) AND THE SOUTH 21 FEET OF LOT 23  
IN BLOCK 36 IN FREDERICK H. BARTLETT'S THIRD ADDITION TO BARTLETT  
HIGHLANDS, A SUBDIVISION IN THE SOUTH WEST QUARTER OF SECTION 7,  
TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-07-102-040-0000 91491605

TO HAVE AND TO HOLD the said real estate, 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 with respect to the real estate or any part or parts of it, and at any time or  
times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to  
vacate any subdivision or part thereof, to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase  
or to sell on any terms, to convey either with or without consideration, to convey said real estate 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, to lease or otherwise encumber said real estate, or any part thereof, to lease said real estate,  
or any part thereof, from time to time, in perpetuity or otherwise, by leases to commence in the present or in the future and upon any  
terms and for any period or periods of time, but extending in the case of any single demise the term of 198 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  
or to exchange said real estate 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 incident appurtenant to said real estate or any part thereof,  
and to deal with said real estate and every part thereof in all other ways and for such other considerations as 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, or any successor in trust, in relation to said real estate, or to whom said real estate  
or any part thereof shall be conveyed, mortgaged or otherwise encumbered by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the  
terms of the trust have been complied with, or be obliged to inquire into the authority, 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 or any successor in trust in relation to said trust property 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 deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instru-  
ment was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in all  
amendments thereto, if any, and extending upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly  
authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument and (d) if the con-  
veyance 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 said Trustee, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Trustee, neither individually or as Trustee, nor its  
successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they  
or any of their agents or attorneys may do or omit to do in or about the said real estate or in order the provisions of this Deed or said Trust  
Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability  
being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in con-  
nection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney,  
in fact, hereby expressly appointed for such purpose, or at the election of the Trustee, in his own name, as Trustee of an express trust  
and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness  
except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and dis-  
charge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date  
of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any  
of them shall be only in the earnings, assets and proceeds accruing from the sale or any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, assets and proceeds thereof as aforesaid, the exception hereof being to  
vest in the Trustee the entire legal and equitable title in fee simple in and to all of the trust property above described.

If the title to any of the trust property 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 waives and releases any and all right to 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 fore said has her hereunto set her hand and seal this 12th  
day of September, 1991

Eleanor E. Forslin (Seal) Eleanor E. Forslin (Seal)  
Eleanor E. Forslin Eleanor Forslin

STATE OF Illinois  
COUNTY OF Cook

I Arnold H. Ginsburg a Notary Public in and for said County, in the State  
aforesaid, do hereby certify that Eleanor Forslin, a/k/a Eleanor E. Forslin, a widow,  
personally known to me, is subscribed to the foregoing instrument, appeared be-  
fore me this day in person, and acknowledged that she executed and delivered the said instrument as her, free and volun-  
tarily, and in full knowledge of the contents thereof, and in full understanding of the nature and consequences thereof, and in full  
release and waiver of the right of homestead.

ARNOLD H. GINSBURG  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 4/2/95

Commission expires 4/2/95 day of September, 1991

Document Prepared By Arnold H. Ginsburg  
5756 Archer  
Chicago, Illinois 60638

ADDRESS OF PROPERTY 5139 South Nordica  
Chicago, Illinois 60638  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO  
Eleanor E. Forslin  
5139 South Nordica  
Chicago, Illinois 60638

509160516  
91491605  
23/91 09:23:00  
COOK COUNTY RECORDER

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
Exempt under Real Estate Transfer Tax Act Sec. 4  
Per E Cook County Clerk E  
Date 9-11-91 Sign. W. E. ...

DOCUMENT NUMBER  
91491605

**UNOFFICIAL COPY**

RETURN TO: Bank of Chicago/Garfield Ridge  
6353 West 55th Street  
Chicago, Illinois 60638

TRUST NO. 91-9-5

**DEED IN TRUST**

(WARRANTY DEED)

TO

Bank of Chicago/Garfield Ridge

Chicago, Illinois

TRUSTEE

Property of Cook County Clerk's Office

50916418