

DEED IN TRUST

DEPT. OF REVENUE \$16.50
143111 TRAM 2/2/00 11:32:00
\$16.50 2/2/00 11:39

The grantors, SOL ROSEN BAND and GERTRUDE ROSEN BAND, his wife, of the County of Cook, State of Illinois, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, convey and quit claim to SOL ROSEN BAND as Trustee under the provisions of the SOL ROSEN BAND TRUST, dated the 10th day of September, 1991 and all and every successor or successors in trust under the trust agreement, all interest in the real estate described in Exhibit A, attached hereto and made a part hereof, to have and to hold said premises with the appurtenances thereto upon the trusts and for the uses and purposes herein and in said 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; 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 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 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 an 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

16 50
90
INITIALS
SR
S.R.

91551399

91551399

UNOFFICIAL COPY

9 1 3 5 1 3 9

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 deed and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this deed 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 grantors 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.

INITIALS

SR

G. A.

9135139

UNOFFICIAL COPY

9 1 5 5 1 3 0 1

The grantors have set their hands and seals on this 11th day of September, 1991.

X Sol Rosenband
SOL ROSEN BAND

X Gertrude Rosenband
GERTRUDE ROSEN BAND

Property of Cook County Clerk's Office

91551300

INITIALS

SR
B.R.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 1 5 5 1 3 9

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a Notary Public in and for the county and state, certify that SOL ROSEN BAND and GERTRUDE ROSEN BAND, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 official seal, this 26TH day of September, 1991.



199

[Signature]

Notary Public

Prepared by Richard L. Fogel
(mail recorded copy of deed to)
Gordon & Glickson, P.C.
444 North Michigan Avenue
36th Floor
Chicago, Illinois 60611



Exempt from the Illinois Real Estate Transfer Tax Act pursuant to paragraph 4(e) thereof.

[Signature]

Richard L. Fogel, Attorney

Address of Grantee:

6157 North Sheridan
Chicago, Illinois 60660

INITIALS

SR

H.R.

91551395

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 1 5 5 1 3 9

DEED IN TRUST

EXHIBIT A

Legal Description:

UNIT NO. 11-E IN EL LAGO CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING:

THAT PART OF LOTS 3 AND 4 AND THE NORTH 25 FEET OF LOT 5 (EXCEPT THE WEST 14 FEET OF SAID PREMISES), IN BLOCK 9 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, SAID ADDITION BEING A SUBDIVISION OF THE EAST FRACTIONAL HALF (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET AND EXCEPT THE RAILROAD), IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE COMMENCING AT A POINT ON THE NORTH LINE, EXTENDED EASTERLY, OF SAID LOT 3, 348.57 FEET EAST OF THE EAST LINE OF NORTH SHERIDAN ROAD, AS WIDENED; THENCE SOUTH TO INTERSECT THE NORTH LINE, EXTENDED EASTERLY, OF SAID LOT 4, AT A POINT 347.99 FEET EAST OF SAID EAST LINE OF NORTH SHERIDAN ROAD, AS WIDENED; THENCE SOUTH TO INTERSECT THE NORTH LINE EXTENDED EASTERLY OF SAID LOT 5, AT A POINT 347.41 FEET EAST OF SAID EAST LINE OF NORTH SHERIDAN ROAD, AS WIDENED; THENCE SOUTH TO INTERSECT THE SOUTH LINE, EXTENDED EASTERLY, OF THE NORTH 25 FEET OF SAID LOT 5, AT A POINT 346.88 FEET EAST OF THE EAST LINE OF SAID SHERIDAN ROAD, AS WIDENED, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24-998-056; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index No.: 14 05 211 002

Commonly known as: 6157 North Sheridan Road
Chicago, Illinois 60660

INITIALS

-5-

SR
M. R.

UNOFFICIAL COPY

Property of Cook County Clerk's Office