

UNOFFICIAL COPY

DEED IN TRUST

91635091

THE GRANTOR, BURTON A. LEWIS, a widower and not since remarried, of the City of Chicago, Cook County, Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Conveys and QUIT CLAIMS to:

BURTON A. LEWIS, 3300 N. Lake Shore Drive, #11E, Chicago, Illinois as trustee under the provisions of a Trust Agreement dated December 2, 1991 and to all and every successor or successors in trust under the Trust Agreement,

the following described real estate in Cook County, Illinois:

Unit 11 'E' IN 3300 Lake Shore Drive as delineated on the survey of the following described parcel of real estate, the south 100 feet of lots 36 to 39 and the south 100 feet of that part of lot 40 lying west of the west line of Sheridan Road in Block 3 in Lake Shore Subdivision of Lots 24 to 26 in Pine Grove in Section 21, Township 40 North, Range 14 east of the Third Principal Meridian, which survey is attached as Exhibit "A" to Declaration made by Michigan Avenue National Bank of Chicago, a national banking association, as trustee under trust agreement dated June 1, 1973 also known as trust no 2371 recorded in the office of the Recorder of Deeds of Cook County, Illinois, as document no. 22632555.

Commonly Known As: 3300 N. Lake Shore Dr., #11E, Chicago, Illinois

Real Estate Tax Number: 14-21-310-055-1014

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the Trust Agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 future, 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

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any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

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If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The grantor hereby expressly waives and releases 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.


The grantor has signed this deed on December 2, 1991.


BURTON A. LEWIS

STATE OF ILLINOIS)
) SS:
COUNTY OF C O O K)

I am a notary public for the County and State above. I certify Burton A. Lewis, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the 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.

Dated: December 2, 1991.


Notary Public

Name and Address of Grantee
and send future tax bills to:

Burton A. Lewis
3300 N. Lake Shore Dr., #11E
Chicago, IL 60657



THIS DEED WAS PREPARED BY: STEVEN B. LEVIT
LEVIT AND LIPSHUTZ
1120 W. Belmont Ave.
Chicago, IL 60657

