

# UNOFFICIAL COPY

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## DEED IN TRUST

THIS INDENTURE, made between WERNER H. KESSEL and BETTY C. KESSEL, married to each other, the "Grantors" and WERNER H. KESSEL, Trustee under a trust agreement dated April 30, 1971, hereinafter referred to as "said trustee", regardless of the number of trustees,

### WITNESSETH:

That said Grantors for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by said trustee, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto said trustee and unto all and every successor or successors in trust under said trust agreement all the right, title, interest, claim and demand which the Grantors have in and to the following described real estate in the County of Cook, State of Illinois, to wit:

an undivided one-half interest as tenant in common in:

Lot 8 in Block 6 in West Kenilworth a subdivision of that part of the south west 1/4 of the north east 1/4 of Section 28, Township 42 North, Range 13 east of the third principal meridian lying west of the right of way of the C. and N.W. Railroad Company south of the center line of the public drain known as Skokie Ditch in Cook County, Illinois.

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 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 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 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.

1/23/91 Miller E. Knobel

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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 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, of the following: (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 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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals this 9<sup>th</sup> day of December, 1991.

Werner H. Kessel (SEAL)  
WERNER H. KESSEL

Betty C. Kessel (SEAL)  
BETTY C. KESSEL

Signed, Sealed and Delivered  
In The Presence Of:

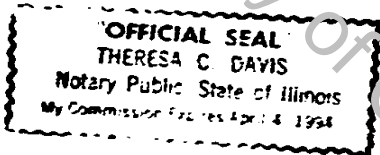
Dorothy L. Lee

# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared WERNER H. KESSEL and BETTY C. KESSEL, known to me to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State aforesaid this 17 day of June.



\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

This instrument was prepared by Paula Adix Harbage, Winston & Strawn, 35 West Wacker Drive, Chicago, Illinois 60601.

**RETURN TO:**

Paula Adix Harbage  
Winston & Strawn  
35 West Wacker Drive  
Chicago, Illinois 60601



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