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DEED IN TRUST (ILLINOIS)

91680793

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91680793

THE GRANTOR: C. RUSSELL COX and FLORENCE M. COX, his wife

DEPT-01... \$13.50... 12/23/91... 680793... COOK COUNTY RECORDER

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, Convey and (WARRANTS ~~QUITCLAIM~~) * unto University of Chicago as Trustee of C. Russell Cox and Florence M. Cox, 1991 Charitable Remainder Unitrust.

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the day of December, 1991, and to 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:

Legal description attached hereto as Exhibit "A" and incorporated herein by reference.

Permanent Real Estate Index Number(s): 27-08-301-017 and 27-08-301-020

Address(es) of real estate: 14900 South 108th Avenue, Orland Park, Illinois

Address of Grantee: 5801 South Ellis Avenue, Chicago, IL 60637

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 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 the present or in the 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 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.

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 compelled 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 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S 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 grantor S aforesaid have hereunto set their hands S and seal S this 20th day of December, 1991

C. Russell Cox (SEAL) Florence M. Cox (SEAL) Florence M. Cox

State of Illinois, County of Cook

I, Donald M. Rose, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that C. Russell Cox and Florence M. Cox, his wife personally known to me to be the same person S whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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.

20th day of December 19 91 Donald M. Rose NOTARY PUBLIC

This instrument was prepared by Attorney Donald M. Rose, 4215 Kirchoff Road, Rolling Meadows, IL 60008

*USE WARRANT OF QUIET CLAIM AS PARTIES DESIRE

MAIL TO University of Chicago (Name) 5801 South Ellis Avenue (Address) Chicago, IL 60637 (City, State and Zip) SEND SUBSEQUENT TAX BILLS TO University of Chicago (Name) 5100 South Dorchester (Address) Chicago, IL 60615 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO

Exempt under Real Estate Transfer Tax Act Sec. 15-15 & Cook County Ord. 85104 Par. 1-1 Date 12/23/91 Sign. Day New Record

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Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

EG-189715

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THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 33 FEET THEREOF) OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT OF THE SOUTH 5 ACRES OF THE EAST 20 ACRES OF SAID SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 8; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 8, 215 FEET TO A PLACE OF BEGINNING; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 235.60 FEET, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 215.00 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 235.60 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 8; THENCE NORTH ALONG THE SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 8; 215.00 FEET TO THE PLACE OF BEGINNING; AND ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY; THAT PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 8; THENCE NORTH 89 DEGREES 20 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, A DISTANCE OF 33.00 FEET TO THE WEST LINE OF 108TH AVENUE FOR THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 11 MINUTES 54 SECONDS WEST ALONG SAID WEST LINE OF 108TH AVENUE 216.97 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 49 SECONDS WEST, 201.71 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 07 SECONDS WEST, 12.81 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 32 SECONDS WEST 525.12 FEET; THENCE NORTH 0 DEGREES 39 MINUTES 28 SECONDS EAST, 221.14 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, THENCE SOUTH 89 DEGREES 20 MINUTES 32 EAST ALONG SAID NORTH LINE, 725.00 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

EXHIBIT "A"

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