

# UNOFFICIAL COPY

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## DEED IN TRUST

THE GRANTORS, GEORGE BISCAN and BETTY LOU BISCAN, his wife, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, Convey and Warrant unto GEORGE M. BISCAN and BETTY LOU BISCAN, Trustees under the BETTY LOU BISCAN LIVING TRUST dated October 26, 1990, and amendments thereto (hereinafter referred to as "said trustee," regardless of the number of trustees), 1349 Idlewild Lane, Homewood, Illinois 60430, and unto 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:

Parcel 1: Unit No. 307 as delineated on Survey of a tract of land legally described as follows (hereinafter referred to as parcel): That part of Lots 1 and 2 (taken as a tract) in the Subdivision of the North 462 feet of that part of the N. W. 1/4 lying Westerly of the Westerly right-of-way line of the Illinois Central Railroad and that part of the N. W. 1/4 of Section 6, all in Township 35 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at a point of intersection of the Westerly right-of-way line of Illinois Central Railroad and South line of said Lots 1 & 2 (taken as a tract) said point being 465.08 feet Southwesterly (as measured on said right-of-way line) of a line 33 feet South of (measured at right angles) the North line of the N. W. 1/4 of Section 6; thence Southwesterly on the Westerly right-of-way line of said railroad, to the point of intersection with the North line of "Flosswood Subdivision," a Subdivision of that part of the Northwest 1/4 of Section 6; thence Westerly on the North line of "Flosswood Subdivision," to the point of intersection with a line 350.81 feet East of and parallel to the West line of the N. W. 1/4 of Section 6; thence Northerly on said parallel line to the point of intersection with a line 180 feet North of and parallel to the North line of "Flosswood Subdivision;" thence Easterly on the last named parallel line to the point of intersection with a line 581 feet East of and parallel to the West line of the N. W. 1/4 of Section 6; thence Northerly on the last named parallel line, a distance of 32 feet to a point; thence Southeasterly on a straight line a distance of 84.33 feet to the point of intersection with a line 180 feet North of and parallel to the North line of "Flosswood Subdivision," thence Easterly on the last named parallel line to the point of intersection with a line 70 feet Westerly of and parallel (as measured at right angles) to the Westerly right-of-way line of said railroad; thence Northeasterly on the last named parallel line, a distance of 80.83 feet to a point; thence Southeasterly on a straight line, a distance of 70 feet to the point of beginning, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by South Chicago Savings Bank, a corporation of Illinois, not individually but solely as Trustee under Trust Agreement dated January 21, 1970 and known as Trust No. 11-1506, filed for record in the office of the Registrar of Titles of the

Exempt under Real Estate Transfer Tax Act Sec. 4  
 Par. EE & Cook County Ord. 95104 Par.

Date 1/24/91 Sign. Katherine Laynefeld

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15/2/91

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County of Cook, State of Illinois as Document No. LR2726217, and recorded with the Recorder of Deeds of the County of Cook, State of Illinois as Document No. 22537317, together with an undivided 2.207% in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey.

Parcel 2: Easement appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration filed January 30, 1973 as Document Number LR2672682 and recorded January 30, 1973 as Document No. 22203657 and in the Declaration Registered as Document No. LR2726217 and recorded as Document No. 22537317 and as created by Deed from South Chicago Savings Bank, as Trustee under Trust Agreement dated January 21, 1970 and known as Trust No. 11-1506 to Karen M. Birmingham dated November 10, 1976 and recorded December 14, 1976 as Document No. 23746948 for ingress and egress, in Cook County, Illinois; also filed December 14, 1976 as Document No. LR2911215.

Permanent Real Estate Index Number 32-06-100-066-1027

Address of real estate: 2311 West 183rd Street  
Homewood, Illinois 60430

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 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

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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 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 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.

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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 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.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 26 day of October, 1990.

 (SEAL)  
George M. Biscan

 (SEAL)  
Betty Lou Biscan

Also known as George Biscan

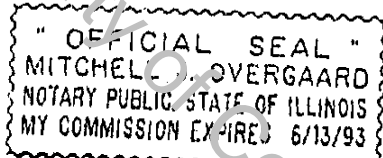
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF C O O K )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that GEORGE M. BISCAN, also known as GEORGE BISCAN, and BETTY LOU BISCAN, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal this 26th day of October, 1990.



*Mitchell Overgaard*  
Notary Public

This instrument was prepared by Mitchell J. Overgaard  
OVERGAARD, DAVIS & MOORE  
134 North La Salle Street  
Chicago, Illinois 60602  
312/236-4645

Mail to: George M. Biscan  
1349 Idlewild Lane  
Homewood, Illinois 60430

DEPT-01 RECORDING \$15.25  
T#1111 TRAN 6363 01/24/91 15:01:00  
#3069 \* -91-038461  
COOK COUNTY RECORDER

Send Subsequent Tax Bills to:

George M. Biscan  
1349 Idlewild Lane  
Homewood, Illinois 60430

Exempt under provisions of Paragraph (e), Section 4 of the Real Estate Transfer Tax Act.

10/26/90

*Mitchell Overgaard*

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Property of Cook County Clerk's Office

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