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DEED IN TRUST
(ILLINOIS)

February, 1995

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR CHARLOTTE J. WILK, a widow

of the County of Cook and State of Illinois
for and in consideration of Ten and no/100-----(\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT or QUIT CLAIM) unto
Pioneer Bank & Trust Company
4000 W. North Avenue
Chicago, IL 60639

-31-175090

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 15th day of September, 1973 and known as Trust Number 01870-30-2 (hereinafter referred to as "said trustee," regardless of the number of trustees,) 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:

See legal description attached hereto as Exhibit "A"

Permanent Real Estate Index Number(s) 17-10-200-065-1228 Volume 501
Address(es) of real estate: 777 N. Michigan Ave., #2808, Chicago, IL 60611

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 of 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 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 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, to 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 the premises 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 herein 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 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, or 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 grantor aforesaid has hereunto set her hand and seal this 15th day of January, 1991

Charlotte J. Wilk (SEAL)
Charlotte J. Wilk
State of Illinois, County of Cook

(SEAL)

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charlotte J. Wilk, a widow personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 seal, this 15th day of January, 1991
CHESTER M. PRZYBYLO
Notary Public, State of Illinois
My Commission Expires Feb. 10, 1993

15th day of January 1991
Notary Public

This instrument was prepared by Chester M. Przybylo 5339 N. Milwaukee Ave., Chicago, IL 60630 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Section 200.1-295
Ordinance 327191
Date 3/27/91
Section 200.1-295
Ordinance 327191
Date 3/27/91

Exempt under Section 200.1-295
Real Estate Tax
Date 3/27/91
Section 200.1-295
Ordinance 327191
Date 3/27/91

MAIL TO { PIONEER BANK
4000 W. NORTH
CHICAGO, IL }

SEND SUBSEQUENT TAX BILLS TO 1300
Charlotte J. Wilk (Name)
777 N. Michigan #2808 (Address)
Chicago, IL 60611 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 22

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

06052116

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EXHIBIT "A"

Unit No. 2808 in 777 North Michigan Avenue as Delineated upon Survey of Lots 1 to 8 inclusive in Winston's Pine Street Subdivision of part of Block 54 in Kinzie's Addition to Chicago According to the map of said Subdivision recorded March 18, 1890 in Book 42 of Plats, Page 4 as Document 1236447 in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, and also the North 8 feet of that part of Lot "A" in Lill's Chicago Brewery Company's Subdivision of Block 54 in Kinzie's Addition aforesaid, which lies South of and adjoining the South line of said Lot 8 and West of the East line extended South of said Lot 1 to and inclusive in Winston's Pine Street Subdivision in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, (hereinafter referred to as "parcel"), which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Amalgamated Trust and Savings Bank, as Trustee under Trust Agreement dated June 15, 1977 and known as Trust No. 777, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24159127, together with an undivided percentage interest in said parcel (excepting thereof all the property and space comprising all the units thereof) as defined and set forth in the said Declaration and Survey).

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