

DEED IN TRUST

(ILLINOIS)

UNOFFICIAL COPY

1271866

(The Above Space For Recorder's Use Only)

THE GRANTOR(S), NORMAN HELFORD and ELEANOR HELFORD, his wife of the County of Cook and State of Illinois, for and in consideration of One (\$1.00) and other good and valuable considerations in hand paid, Convey and ~~RECEIVE~~ QUITCLAIM unto NORMAN HELFORD

5041 Greenleaf, Skokie, IL, hereinafter referred to as "Grantor," and Norman Helford Revocable Trust, hereinafter referred to as "Trustee," the Undivided One-Half Interest in all real and personal property or interest in or ownership of any part thereof, in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit: Subdivision, being a Subdivision of that part of the East three fourths (3/4) of the North one-half ($\frac{1}{2}$) of the South one half ($\frac{1}{2}$) of the Northeast quarter ($\frac{1}{4}$) of Section twenty one (21), Township forty one (41), North, Range thirteen (13) East of the Third Principal Meridian, lying West of the West line of the Right of Way of the Chicago & Northwestern R.R. (ex. the West thirty three (33) feet thereof in Cook County, Illinois).

RENT AND DEDUCTIONS AND PREMIUMS WITH THE APPURTENANCES UPON THE LAND, AND FOR THE USES AND PURPOSES HEREIN

DEED POWER AND CLAUSES ARE HEREBY GRANTED TO SAID TRUSTEE TO IMPROVE, MANAGE, PROTECT AND SUBDIVIDE SAID PREMISES OR ANY PART THEREOF, TO MAKE PUBLIC ACCESSES, HIGHWAYS OR ALLEYS, TO VACATE ANY SUBDIVISION OR PART THEREOF, AND TO RE-SUBDIVIDE SAID PROPERTY OR PART THEREOF AS DESIRED, TO SELL, TO GRANT OPTIONS TO PURCHASE, TO SELL ON ANY TERMS, TO CONVEY EITHER WITH OR WITHOUT RESTRICTION, RECESSIONS AND PREMISES OF ANY PART THEREOF TO A SUCCESSOR OR SUCCESSORS IN TRUST, AND TO EXALT TO SUCH A SUCCESSOR OR SUCCESSORS IN TRUST ALL THE TITLE, ESTATE, POWERS AND AUTHORITY VESTED IN SAID TRUSTEE, TO DONATE, TO DEDICATE, TO CONVEY, TO PLEDGE OR OTHERWISE ENCUMBER, AND PROPERTY, OR ANY PART THEREOF, TO LEASE AND PROPERTY, OR ANY PART THEREOF, FROM TIME TO TIME, OR FOR CONVENIENCE OR CONVENIENCE, TO LEASES FOR COMMENCEMENT IN PRESENT OR IN FUTURE, AND UPON ANY TERMS AND FOR ANY TERM, OR FOR A PERIOD OF TIME, NOT EXCEEDING IN LENGTH OF ANY SINGLE DEED, THE TERM OF 198 YEARS, AND TO RENEW OR EXTEND LEASES FOR ANY TERM, AND FOR ANY PERIOD OR PERIOD OF TIME AND TO AMEND, CHANGE OR MODIFY LEASES AND THE TERMS AND PROVISIONS THEREOF AT ANY TIME OR TIME HEREAFTER, TO CONTRACT TO MAKE LEASES AND TO GRANT OPTIONS TO LEASE AND OPTIONS TO RENEW LEASES AND LEASES, AND TO RENEW, OR TO CONTRACT TO EXCHANGE, ANY PROPERTY, OR ANY PART THEREOF, FOR OTHER REAL OR PERSONAL PROPERTY, TO GRANT LEASES OR LEASES 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, AND PROPERTY AND EVERY PART THEREOF, IN ALL OTHER WAYS AND FOR SUCH OTHER CONSIDERATION AS WOULD BE LAWFUL FOR ANY PERSON EXCEPT THE SAME TO DEAL WITH THE SAME, WHETHER SIMILAR TO OR DIFFERENT FROM THE ABOVE SPECIFIED, AT ANY TIME OR TIME 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 become liable, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any portion of money, rent or money borrowed or advanced on said leases, 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 to incur expenses to repair 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, that at the time of the delivery thereof the trust created by this instrument and by said trust agreement was in full force and effect, (a) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement, or some amendment thereto, and binding upon all beneficiaries thereunder; (b) that said trustee was duly authorized to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (c) that the conveyance 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 lessor 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 on such terms, avails and price as aforesaid 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 repossessed, the Registrar of Titles is hereby directed not to register such in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "open condition," or "with limit" 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 all the Statutes of the State of Illinois, providing for the exemption of homestead from sale on execution, or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hands and seal this 4th day of June, 1991.

Norman Helford
NORMAN HELFORD

Eleanor Helford
ELEANOR HELFORD

COOK COUNTY, ILLINOIS

NOTARY PUBLIC N. ARTHUR RUBINOFF NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES JAN. 16, 1993

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NORMAN HELFORD and ELEANOR HELFORD, 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 the right of homestead.

Given under my hand and official seal, this 4th day of June, 1991.

Notation: 30-21-217-007-0000
Signature: *B. Arthur Rubinoff*

Commission expires January 16, 1993
This instrument prepared by: N. ARTHUR RUBINOFF
XXXXXX 5519 N. Lincoln Avenue, Chicago, IL 60625

N. ARTHUR RUBINOFF

5519 N. Lincoln Avenue
Chicago, IL 60625

ADDRESS OF PROPERTY

5041 Greenleaf
Skokie, IL 60077

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DOCUMENT.
STAMPS AND OFFICE FEES HAVE BEEN PAID.

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. *E* & Cook County Ord. 95104 Par. *E*
Date *6-6-91* Sign *N. Arthur Rubinoff*

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Village Code Chapter 10
EXEMPT Transaction
Chicago Office

1271866
DOCUMENT NUMBER

UNOFFICIAL COPY

• DEPT-01 RECORDING \$13
• T#5555 TRAN 1705 06/06/91 11:01:00
• #9068 # E *-91-271864
• COOK COUNTY RECORDER

Property of Cook County Clerk's Office

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