

UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

91324818

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THE GRANTOR CAROL G. BAKER  
A WIDOW NOT BEING SEPARATED  
of the County of Cook and State of Ill.  
for and in consideration of NO.  
Dollars, and other good and valuable considerations in hand paid,  
Convey Said (WARRANT QUIT CLAIM S) unto  
CAROL G. BAKER TRUST

DEPT-01 RECORDING  
#5555 TRAN 3551 07/02/91 10:06:00 #13  
#3783 #1 \*91-324818  
COOK COUNTY RECORDER

91324818

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 8 day of August, 1990 and known as Trust Number 1 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: 1/4 AC. OF LAND IN SECTION 14, T12N, R10E, S1E, COOK COUNTY, ILLINOIS. PART OF THE ESTATE OF CAROL G. BAKER, DECEASED.  
Permanent Real Estate Index Number: 15-00-112-022-002  
Address(es) of real estate: 1501 S. PULASKI AVE., CHICAGO, ILLINOIS 60607

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 lease, to commence in present or in futuro, and upon any terms and for any period or periods of years 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 years and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to lease 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 leasing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for any real or personal property, to grant easements or charges of any kind, to release, convey, assign or by right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property or any part thereof in all other ways and for all 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 for, 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 his trust have been complied with, or be obliged to inquire into the necessity, expediency or propriety of any act of said trustee, or be obliged 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, so that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement is in full force and effect, so 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 thereto and binding upon all beneficiaries hereunder, so that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and if of 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 the trust or trusts of said trustee in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them, 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, 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 to do by 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 2 day of August, 1990.

X Carol G. Baker (SEAL)  
Carol G. Baker (SEAL)

State of Illinois, County of Cook,  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY  
CERTIFY that  
JOHN JANUSIEWICZ personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he is the free and voluntary act, for the uses and purposes sealed and delivered the said instrument as therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2 day of July, 1991  
Commission expires 2/6/94  
This instrument was prepared by John Janusiewicz (NAME AND ADDRESS)  
NOTARY PUBLIC

MAIL TO  
WARRANT FOR QUIT CLAIM AS PARTIES DESIRE  
Carol G. Baker  
(Name)  
1501 S. PULASKI AVE.  
(Address)  
CHICAGO, ILLINOIS 60607  
(City, State and Zip)

SEND SUBSEQUENT FAX BILLS TO  
Carol G. Baker, Trustee  
(Name)  
1501 S. PULASKI AVE.  
(Address)  
CHICAGO, ILLINOIS 60607  
(City, State and Zip)

13 29

Exempt from transfer tax under sec. 4(e) of Illinois Real Estate Transfer Tax Act  
Robert J. Meyer, Attorney  
KIRKLAND & FOSTER LLP  
ATTORNEYS AT LAW

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Deed in Trust

TO

GEORGE E. COLE®  
LEGAL FORMS

Property of Cook County Clerk's Office

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