

UNOFFICIAL COPY

July 1990
Chicago, 1985

DEED IN TRUST
(ILLINOIS)

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THE GRANTOR Jules Millman, a bachelor

92106239

of the County of Cook and State of Illinois
for and in consideration of ten and no/100-----

OFFICE OF RECORDER
111111 11:48:55 AM 06/07/92 10:04:00
40921 61 * 22 406239
COOK COUNTY RECORDER

Dollars, and other good and valuable considerations in hand paid,
Convey ~~S~~ and (~~WARRANT~~---QUIT CLAIM~~S~~) unto
Jules Millman
132 E. Delaware, Unit 6305
Chicago, IL 60611
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 4th day of June 19 92, and hereinafter referred to as "said trust agreement," 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 Exhibit A attached.

Permanent Real Estate Index Number: 17-03-211-026

Address(es) of real estate: 132 E. Delaware, Unit 6305, 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 park, or other highway or alley, to create any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant option, 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 futuro, and upon any term, and for any period or period 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 period of time, and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to take 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 change said property or any part thereof, in either real or personal property, to grant, execute or change of any kind, to release, convey or assign any right, title or interest in or claim or encumbrance appurtenant to, and premises of 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 his 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 presumed 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 is 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, 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 grantor aforesaid has hereunto set his hand and seal this 4th day of June 19 92

(SEAL)

Jules Millman
Jules Millman

(SEAL)

State of Illinois, County of Cook, ss. I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY

IMPRESS OFFICIAL SEAL
SEAL JAMES S. JARVIS
Notary Public, State of Illinois
My Commission Expires Sept 26, 1995

That Jules Millman, a bachelor, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, his free and voluntary act, for the uses and purposes therein contained, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 4th day of June 19 92

Commission expires 19

James S. Jarvis
NOTARY PUBLIC

This instrument was prepared by James S. Jarvis, One IBM Plaza, Suite 4500, Chicago, IL 60611
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE



James S. Jarvis
(Name)
One IBM Plaza, Suite 4500
(Address)
Chicago, IL 60611
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
Jules Millman
(Name)
132 East Delaware, Unit 6305
(Address)
Chicago, IL 60611
(City, State and Zip)

APR 17 1992
M. J. Jarvis
6/4/92

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UNOFFICIAL COPY

Deed in Trust

TO

Property of Cook County Clerk's Office

GEORGE E. COLE®
LEGAL FORMS

662001-001

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EXHIBIT A

Parcel 1

Unit No. 6308 in 132 East Delaware Place Condominium as delineated on a survey of Lot 4 in 900 North Michigan a Resubdivision of land, property and space of part of Block 13 and the accretions thereto in Canal Trustees' Subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership, recorded in the Office of Recorder of Deeds of Cook County recorded as Document No. 89301306, as amended from time to time, together with its undivided percentage interest in the common elements, together with the tenements and appurtenances thereunto belonging.

Parcel 2

All those certain easements, privileges, rights of use, and all other benefits for the benefit of Parcel 1 described in the Declaration of Covenants, Conditions, Restrictions and Easements dated April 20, 1989, made by LaSalle National Bank, as Trustee under Trust Agreement dated March 1, 1984 and known as Trust No. 107701 and LaSalle National Bank, as Trustee under Trust Agreement dated September 1, 1988 and known as Trust No. 113495 and recorded May 9, 1989 as Document No. 89208434, as amended from time to time.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: June 6, 1992

Signature: [Handwritten Signature]

Agent

Subscribed and Sworn to before me
this 6 day of June, 1992.

[Handwritten Signature]
Notary Public

"OFFICIAL SEAL"
PATRICE A. WOJTONIK
Notary Public, State of Illinois
My Commission Expires Jan. 7, 1995

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: June 6, 1992

Signature: [Handwritten Signature]

Agent

Subscribed and Sworn to before me
this 6 day of June, 1992.

[Handwritten Signature]
Notary Public

"OFFICIAL SEAL"
PATRICE A. WOJTONIK
Notary Public, State of Illinois
My Commission Expires Jan. 7, 1995

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

92106239