

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

COOK COUNTY, ILLINOIS

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1992 JUL -1 AM 11:06

92478012

THE GRANTOR Swedish Covenant Hospital,
an Illinois not-for-profit corporation,

92478012

of the County of Cook and State of Illinois
for and in consideration of Ten and xx/100 (\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT ~~AND~~ / ~~REPPRESENT~~) unto

First Chicago Trust Company of Illinois
1825 W LAWRENCE CHICAGO IL
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 3rd day of June 1992, and known as Trust
Number RV-011578 (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:

Per attached Exhibit "A"

Permanent Real Estate Index Number(s): 13-12-227-032-0000

Address(es) of real estate: 2722-24 W. Farragut, Chicago, IL 60625

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 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, 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 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 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 shall be 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 waive and release 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 hand and seal this 3rd day of June 1992.

(SEAL) By: Allan R. Anderson (SEAL)
Allan R. Anderson, Secretary

State of Illinois, County of Cook ss.

IMPRESS
SEAL
HERE:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that 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 signed,
sealed and delivered the said instrument as 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 _____ day of _____ 19____

Commission expires _____ 19____

This instrument was prepared by Cynthia L. Jensen, 1625 Shermer Rd., Northbrook, IL 60062
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO { SIMON EDELSTEIN
(Name)
939 W GRACE
(Address)
CHICAGO IL 60613
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

(Name)
(Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. BOX 333 - TH

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Exempt under provisions of Section 4, Real Estate Transfer Tax Act.

Cynthia L. Jensen
Buyer, Seller or Representative

6/29/92
Date

62802357 73-73-3005

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Deed in Trust

TO

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GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

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Exhibit "A"
to
Deed of Trust

Legal description of

2722-24 W. FARRAGUT, CHICAGO, IL 60625

LOTS 202 AND 203 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION, BEING A SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

P.I.N. 13-12-227-032-0000; and

subject to covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; party wall rights and agreements; existing leases and tenancies; general taxes for 1991-92 and subsequent years; the mortgage or trust deed set forth in Paragraph 3 and/or Rider 705.

PROPERTY OF Cook County Clerk's Office

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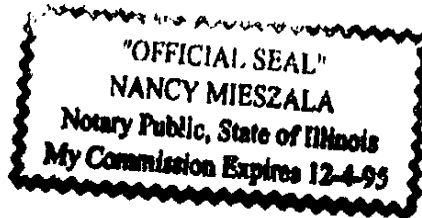
State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Allan R. Anderson personally known to me to be the Secretary of Swedish Covenant Hospital, an Illinois not-for-profit corporation, and 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 severally acknowledged that as such Secretary, he signed and delivered said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of June, 1992

Notary Public

Commission expires 12/4, 1995



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Attest: _____
County Public Auditor
Attest: _____
County Clerk

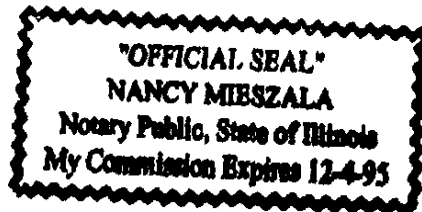
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STATEMENT BY GRANTOR AND GRANTEE

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, 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 title to real estate under the laws of the State of Illinois.

Dated June 29, 1992 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 30 day of June, 1992
Nancy Mieszala
Notary Public



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 3rd June 1992 Signature: [Signature]
Grantee or Agent

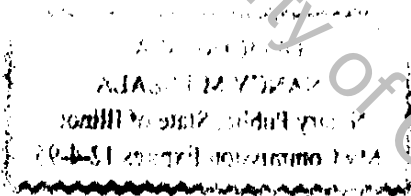
Subscribed and sworn to before me by the said George Durso
this 3rd day of June, 1992

[Signature]
Notary Public SIMON EDELSTEIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXP: 3/19/95

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 AS) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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