

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

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 Phyllis O. Nickels, (a/k/a Phyllis Odell Nickels) a widow, not since remarried

92753734

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

Dollars, and other good and valuable considerations in hand paid,  
Convey ~~and~~ ~~QUIT CLAIM S.~~ unto  
Phyllis O. Nickels, as Trustee under the Phyllis O. Nickels Revocable Trust, created under

DEPT-01 RECORDING \$25.50  
T#4444 TRAN 8/46 10/09/92 12:18:00  
\$9975 \$ \* - 92 - 753734  
COOK COUNTY RECORDER  
(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

~~XXXXXX~~ trust agreement dated the 8th day of October, 1992 ~~XXXXXX~~  
~~XXXXXXXXXX~~ (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 Exhibit "A" attached hereto

Permanent Real Estate Index Number (s) See attached Exhibit "A"  
Address(es) of real estate: 531-547 S. Wells Street, Chicago, IL 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 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 enjoin 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 said 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 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 her hand and seal this 8th day of October, 1992

(SEAL) Phyllis O. Nickels (SEAL)  
Phyllis O. Nickels

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 Phyllis O. Nickels, a widow not since remarried 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 official seal, this 8th day of October, 1992

Commission expires November 30 1992 Rosemary T. Duncan  
NOTARY PUBLIC

OFFICIAL SEAL  
ROSEMARY T. DUNCAN  
NOTARY PUBLIC STATE OF ILLINOIS  
100 N. LA SALLE ST. CHICAGO, ILL. 60601

This instrument was prepared by Amy M. Blumenthal, Gould & Ratner, 222 N. LaSalle  
(NAME AND ADDRESS) Chicago, IL 60601

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Amy Blumenthal  
Gould & Ratner  
222 N. LaSalle Street  
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:  
Phyllis O. Nickels  
5555 N. Sheridan Rd., Apt. 406  
Chicago, IL 60640

2550  
TF

Section 15-1, RIDERS OF REVENUE STAMPS HERE ON  
10/8/92 Date  
Amy M. Blumenthal  
Representative

92753734

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Deed in Trust

TO

GEORGE E. COLE,  
LEGAL FORMS

Property of Cook County Clerk's Office

92753734

COOK COUNTY CLERK'S OFFICE  
PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## EXHIBIT "A"

### PARCEL ONE:

An undivided twenty percent (20%) interest in and to the North one-half (1/2) of Lot 10 in Block 100 in School Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 17-16-241-016

### PARCEL TWO:

An undivided twenty percent (20%) interest in and to an undivided two-thirds (2/3) interest in the South one-half (1/2) of Lot 11 in Block 100 in School Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 17-16-241-019

### PARCEL THREE:

An undivided twenty percent (20%) interest in and to an undivided 36/44 interest in the North one-half (1/2) of Lot 14 in Block 100 in School Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 17-16-241-020

### PARCEL FOUR:

An undivided twenty percent (20%) interest in and to an undivided two-thirds (2/3) interest in the South one-half (1/2) of Lot 14 in Block 100 in School Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 17-16-241-021

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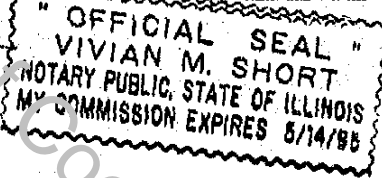
## STATEMENT BY GRANTOR AND GRANTEE

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 10/8, 1992 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 8<sup>th</sup> day of OCT, 1992

[Signature]  
Notary Public

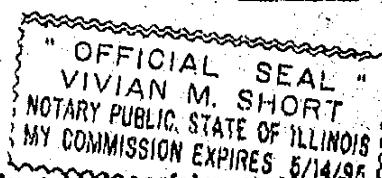


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10/8, 1992 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me this 8<sup>th</sup> day of OCT, 1992

[Signature]  
Notary Public



92753734

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

# UNOFFICIAL COPY

PROPERTY OF COOK COUNTY

The undersigned, Clerk of Cook County, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk's Office.

Property of Cook County Clerk's Office

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9275373

4-01-2008