92793682

DEED IN TRUST
(ILLINOIS)

DEPT-01 RECORDING $23.00
T#4444 TRAN 9735 10/26/92 10:30:00
#3407 # *-92-793682
COOK COUNTY RECORDER

921-09068

THE GRANTOR, Patricia A. Cavanagh, divorced and not since remarried, of the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto Norma Blanchard, as Trustee under the provisions of a trust agreement dated the 19th day of September, 1991, and known as The Norma Blanchard Living Trust (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:

Units Number 304 and P-33 in Regency Terrace Condominiums as delineated on a survey of the following described real estate:

The Southeast 1/4 of Lot 16 and the East 1/2 of the Southwest 1/4 of Lot 16 in Kettlestrings Subdivision in the Southeast Corner of the Northwest 1/4 of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 25136097 together with its undivided percentage of interest in the common elements.

M.A.C. PC.

Subject to: General taxes for the year ~~1991~~ 1992 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public, and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter) if any; leases without purchase or renewal options, if any.

Permanent Index Number: 16-07-128-033-10120 Vol: 144 & 16-07-128-033-1089 Vol: 141

Property Address: 922 W. North Boulevard, Unit #304, Oak Park, IL 60301

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 and 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 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 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 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.

Oak Park Real Estate Transfer Tax $500
Oak Park Real Estate Transfer Tax $50
Oak Park Real Estate Transfer Tax $25
Oak Park Real Estate Transfer Tax $10
Oak Park Real Estate Transfer Tax $1
Oak Park Real Estate Transfer Tax $1
Oak Park Real Estate Transfer Tax $1

23

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 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 21ST day of OCTOBER, 1992.

Patricia A. Cavanagh
Seal

Seal

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia A. Cavanagh, divorced and 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 21ST day of OCTOBER, 1992.

Commission expires MARCH 13, 1996

Maria A. Cristiano
Notary Public

"OFFICIAL SEAL"
MARIA A. CRISTIANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/13/96

This instrument was prepared by DiFebo & Pellegrini, 327 W. Chicago Avenue, Oak Park, IL 60302.

Mail To:
THOMAS M. STEWART
1146 WESTGATE #209
OAK PARK, IL 60301

Send Subsequent Tax Bills To:
Norma Blanchard
922 W. North Boulevard, #304
Oak Park, IL 60302

Recorders Office Box No.

MAIL TO
BOX 283

92796182