

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

92959282

COOK
Co. No. 018

210622



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
4.200

239

(The Above Space For Recorder's Use Only)

7402662 PR Jarvi

THE GRANTOR KAREN L. PETERSON, single never married

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 (WARRANT OR QUIT CLAIM) unto the KAREN L. PETERSON REVOCABLE TRUST

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 27th day of September, 1991, and known as Trust Number _____ (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:

LEGAL DESCRIPTION ON REVERSE SIDE OF DEED IN TRUST

Permanent Real Estate Index Number (P): 20-14-214-026-1011

Address(es) of real estate: Unit 2, 5706 South Kimbark, Chicago, IL 60637

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 given 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 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 any 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 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 in 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 limitation," 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 15th day of November, 1992

(SEAL)

Karen L. Peterson

(SEAL)

Karen L. Peterson

*Notary Public, Cook

ARTHUR R. NAYER, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY NOTARILY CERTIFY that Karen L. Peterson, single never married personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 15th day of November, 1992, 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 15th day of November, 1992

Commission expires Sept. 29, 1994

Arthur R. Nayer

NOTARY PUBLIC

This instrument was prepared by Arthur R. Nayer 20 N. Clark St., Suite 2300 Chicago, IL 60602 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Arthur R. Nayer (Name)
20 N. Clark Street, Suite 2300 (Address)
Chicago, IL 60602 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: (Name)
(Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

BOX 399

REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
DEC 1992
2.100

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
DEC 1992
2.100

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
DEC 1992
315.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
DEC 1992
315.00

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UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE'S
LEGAL FORMS

UNIT NUMBER 5706-2, IN UNIVERSITY COMMONS, AS DELINEATED ON SURVEY OF LOTS 1 TO 5 IN GRAY AND GAYLORD'S SUBDIVISION OF BLOCK 71 AND THE WEST 1/2 OF BLOCK 62 IN HOPKINS ADDITION TO HYDE PARK, A SUB-DIVISION IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1068675, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23708255, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Proprietary of Cook County Clerk's Office

ILLINOIS
JAN 15 1987

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