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1992 MAR 21 PM 2:24

92355447

DEED, EXECUTOR'S

(THE ABOVE SPACE FOR RECORDER'S USE ONLY)

COOK CO. NO. 618
028891

Cook County 7-27-92

The grantor ELMER T. NELSON, JR.
as executor of the will of ANNA S.E. ANDERSON
deceased, by virtue of letters testamentary issued to ELMER T. NELSON, JR.
by the CIRCUIT court of COOK County, State of ILLINOIS
and in exercise of the power of sale granted to him in and by said will and in pursuance of every other
power and authority enabling, and in consideration of the sum of ONE HUNDRED
and FIFTY THOUSAND (\$150,000.00)

Dollars, receipt whereof is hereby acknowledged,
do es hereby sell, remise, release and convey unto CAPITAL BANK & TRUST, UNDER TRUST #2305,
DATED MARCH 30, 1992. (NAME AND ADDRESS OF GRANTEE)

the following described real estate situated in the County of COOK
in the State of Illinois, to wit:

LOTS 17, 18, 19 and 20 in BLOCK 53 (except that part taken for widening of
west 79th Street) IN PRICE'S SUBDIVISION of the SOUTHWEST 1/4 of SECTION 26,
TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, in COOK
COUNTY, ILLINOIS

commonly known as 3790-98 West 79th Street, Chicago, IL. 60652

19-26-338-022-0000

Dated this 8 day of April, 1992

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
MAY 21 '92
PB 11193

Elmer T. Nelson, Jr. (SEAL)
As executor as aforesaid

(SEAL)
As executor as aforesaid

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
ELMER T. NELSON, JR.

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 he signed, sealed and delivered the said instrument
as his free and voluntary act as such executor for the uses
and purposes therein set forth.

Given under my hand and official seal this

day of April, 1992

BERNARD J. DELLE
NOTARY PUBLIC
MAY 21 1992

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAY 21 '92
150.00

058023

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY 21 '92
75.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
MAY 21 '92
562.50

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0 5 0 2 3

the following described real estate situated in the County of COOK in the State of Illinois, to wit:

LOTS 17, 18, 19 and 20 in BLOCK 53 (except that part taken for widening of west 79th Street) IN PRICE'S SUBDIVISION of the SOUTHWEST 1/4 of SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, in COOK COUNTY, ILLINOIS

commonly known as 3790-98 West 79th Street, Chicago, Il. 60652

19-26-388-002-0000

Dated this 8 day of April, 1992

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE PB. 11193 562.50 As executor as aforesaid (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that

ELMER T. NELSON, JR.

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 he signed, sealed and delivered the said instrument as his free and voluntary act as such executor for the uses and purposes therein set forth,

IMPRESS SEAL HERE

Given under my hand and official seal, this day of April 1992

Commission expires 19

OFFICIAL SEAL BERNARD E. BELLER Notary Public State of Illinois My Commission Expires 4-5-94

This instrument was prepared by Attorney Bernard E. Beller 3930 N. Pine Grove #807, Chicago, Il. 60613 (NAME AND ADDRESS)

MAIL TO: A. BEIFER (Name) 3016 W. SHERWIN (Address) CHICAGO, IL 60645 (City, State and Zip)

ADDRESS OF PROPERTY: 3790-98 West 79th Street Chicago, Illinois 60652 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO

Cook County REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE PB. 11193 562.50 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE PB. 11193 562.50 DOCUMENT NUMBER 92355447

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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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 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 instrument 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 his, 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.

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Cook County Clerk's Office