

UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

93437949

COOK  
CO NO. 618  
640102

CAUTION: Consult a lawyer before using or acting under this form. Read the substance of the entire instrument.  
Make any necessary amendments with respect thereto, including any warranty of merchantability or fitness of a particular purpose.

93-9-113-15

93437949

THE GRANTOR Richard A. Levy and  
Joanne U. Levy, his wife

of the County of Cook and State of Illinois  
for and in consideration of Ten (\$10.00) and No/100 - - -  
Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANTS / ~~QUIT CLAIM~~) unto

Southwest Financial Bank  
15330 S. LaGrange Rd., Orland Pk, IL 60462

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 1st day of June, 1993, and known as Trust  
Number 1-0683 (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 attached Exhibit A.

Permanent Real Estate Index Number: 20-14-201-078-1012

Address(es) of real estate: 1332 East 56th Street, Unit 7E, Chicago, Illinois 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 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, to make leases 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 living the amount of present or future  
rentals, to partition or to exchange said property, or any part thereof, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or incident 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 presumed 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 thereof, (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, assets and proceeds arising from the sale or other disposition of said real estate, and such interest 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, assets and proceeds thereof as aforesaid.

If the title to any of the above lands shown or hereafter registered, the Registrar of Titles is hereby directed not to register or write 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(s) hereby expressly waive(s) and release(s) 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(s) aforesaid have hereunto set their hand(s) and seal(s) this  
day of June, 1993

Richard A. Levy (SEAL)  
Richard A. Levy

Joanne U. Levy (SEAL)  
Joanne U. Levy

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(s) whose name(s) is/are subscribed to the  
foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed,  
sealed and delivered the said instrument as their 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

JULIA B. TAYLOR

day of June, 1993

NOTARY PUBLIC STATE OF ILLINOIS  
My Commission Expires Aug. 21, 1993

Julia B. Taylor  
NOTARY PUBLIC

This instrument was prepared by Scott E. Jordan, Rudnick & Wolfe, 203 N. LaSalle St., Suite 1800,  
(NAME AND ADDRESS) Chicago, IL 60601-1293

USE WARRANT OR QUIT CLAIMS AS PARTIES DESIRE

MAIL TO

SUSAN G. KUST, LTD.  
14310 S. JEFFERSON AVE  
ORLAND PARK, IL 60462

SEND SUBSEQUENT TAX BILLS TO

EDWARD C. NIELD  
2906 HALLENX  
WESTCHASTER, IL 60154

OR RECORDER'S OFFICE BOX NO. 333

BOX 333

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
92.00

REAL ESTATE TRANSACTION TAX  
46.00

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
690.00

690.00

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

93437949

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NUMBER 7-"E" AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 3 IN C.B. BOGUE'S SUBDIVISION OF LOTS 11 AND 12 IN BLOCK 60 IN HOPKIN'S ADDITION TO HYDE PARK, IN THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY BEVERLY BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 7, 1970 AND KNOWN AS TRUST NUMBER 8-2219 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21875335, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID REAL ESTATE (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

#### SUBJECT TO:

- (a) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD;
- (b) TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO;
- (c) PRIVATE, PUBLIC, AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OF AMENDMENTS THERETO, IF ANY;
- (d) ROADS AND HIGHWAYS, IF ANY;
- (e) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY;
- (f) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT;
- (g) GENERAL TAXES FOR THE YEAR 1992 AND SUBSEQUENT YEARS; AND
- (h) INSTALLMENTS DUE AFTER THE DATE OF CLOSING ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM.

COMMON ADDRESS: 1332 EAST 56TH STREET, UNIT #7E  
CHICAGO, ILLINOIS 60637

PIN #: 20-14-201-078-1012