

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

93269485

CAUTION: Careful attention 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 Madelaine P. Himmel, a
widow and not since remarried

of the County of Cook and State of Illinois
for and in consideration of Ten and 00/100
Dollars and other good and valuable considerations in hand paid,
Convey and WARRANT (QUIT CLAIM S.) unto
Madelaine R. Himmel, 1440 N. State
Parkway, Chicago, IL 60610

DEPT-01 RECORDING \$25.00
767777 TRAK 7237 04/13/93 14:44:00
ADVIS: 1-938-269485
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

As Trustee for the purposes of a trust agreement dated the 20th day of June, 1992 and known as The
Madelaine R. Himmel
Family 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:

See legal description attached hereto as
Exhibit A

93269485

Permanent Real Estate Index Number (S) 17-04-211-033-1975
Address(es) of real estate: 1440 North State Parkway, Unit 20 'C', Chicago, IL 60610

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, highway 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 donate, 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 future, and upon any terms and for any period or periods of time, or extending 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; hereinafter, 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 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 here 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 the 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 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, 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 her hand and seal this

day of April, 1993

Madelaine R. Himmel (SEAL)
Madelaine R. Himmel

(SEAL)

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 Madelaine R. Himmel, a widow 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 12th day of APRIL, 1993

Commission expires 2/17 1997

Kenneth R. Roman
NOTARY PUBLIC

This instrument was prepared by Bruce H. Balonick, Arnstein & Lehr, Suite 1200, 120 S. Riverside Plaza, Chicago, IL 60606 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Bruce H. Balonick

Arnstein & Lehr

Suite 1200 (Name)

120 S. Riverside Plaza (Address)

Chicago, IL 60606 (City, State and Zip)

RETURN TO:
BOX 378

SEND SUBSEQUENT TAX BILLS TO:
Madelaine Himmel, Trustee
1440 North State Parkway
Chicago, IL 60610

Madelaine Himmel, Trustee
(Name)
1440 North State Parkway
(Address)
Chicago, IL 60610
(City, State and Zip)

Exempt under Real Estate Transfer Tax Act 95104 Per
Par. 4/13/93 Sign. Madelaine Himmel

Sign. Madelaine Himmel

Date 4/13/93

25

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

98220485

Property of Cook County Clerk's Office

UNOFFICIAL COPY

93299485

Property of Cook County Clerk

PIN: 17-04-212-033-1955

ADDRESS OF PROPERTY: 1440 NORTH STATE PARKWAY, UNIT 20C,
CHICAGO, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF
OWNERSHIP FOR THE BROWNSTONE CONDOMINIUM ASSOCIATION MADE BY
CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT
DATED SEPTEMBER 17, 1976 AND KNOWN AS TRUST NUMBER 1068502 AND
RECORDED AS DOCUMENT 23673505 TOGETHER WITH ITS UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS

ILLINOIS
LOTS 4 TO 8 BOTH INCLUSIVE, IN THE SUBDIVISION OF LOT 'A', IN
BLOCK 2 IN THE CATHOLIC BISHOP OF CHICAGO'S SUBDIVISION OF LOT 13
IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

UNIT NO. 20C, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED
PARCEL OF REAL ESTATE:

EXHIBIT A TO DEED IN TRUST

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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.

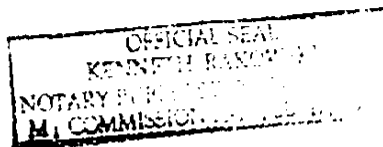
Dated 4/12, 1993

Signature: Madelaine R. Chennel

Grantor or Agent

Subscribed and sworn to before me by the said Agent this 12 day of APRIL, 1993.

Notary Public Kenneth R. Reford



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.

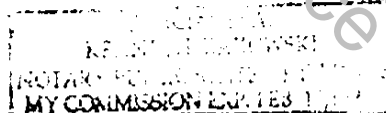
Dated 4-12, 1993

Signature: Madelaine R. Chennel

Grantee or Agent

Subscribed and sworn to before me by the said Agent this 12 day of APRIL, 1993.

Notary Public Kenneth R. Reford



NOTE: Any person who knowingly submits a false statement concerning the identify 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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

L//JCS/GRANTOR

UNOFFICIAL COPY

Property of Cook County Clerk's Office