

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the Trust Agreement.

Real Estate Tax Number: 14-32-216-015

Commonly Known As: 2121 North Kenmore, Chicago, Illinois

LOT 21 IN SUB BLOCK 2 IN JAMES MORGAN'S SUBDIVISION OF THE EAST HALF OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE NORTH EAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The following described real estate in Cook County, Illinois:

An undivided one-half interest to the Richard W. Foster Revocable Trust dated October 24, 1989, Richard W. Foster, Trustee; and
An undivided one-half interest to the Jack Kanuk Revocable Trust dated October 24, 1989, Jack Kanuk, as Trustee

THE GRANTOR(S), RICHARD W. FOSTER, a bachelor and JACK KANUK, a bachelor, of the City of Chicago, Cook County, Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, convey and QUIT CLAIM:

DEED IN TRUST 94423420

19937 4 FEB * - 94 - 25522 15
14334 FROM 4538 03/21/94 13106100
\$27.50

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH 12 OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PAYMENT (ET) SECTION 4 OF THE COOK COUNTY TRANSFER TAX ACT
DATE: 3/18/11
POWER, SELLER OR REPRESENTATIVE

94255215
The Record to correct data on living trust

off 7188605 NW David

(Signature)

94255215

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2750

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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 the premises or any part thereof, and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereof; (c) that the 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 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 the trustee, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar or Titles is 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 cases made and provided.

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Property of Cook County Clerk's Office

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The grantor(s) 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.
The grantors have signed this deed on March 18, 1994

Richard W. Foster
Richard W. Foster

Jack Kanuk
Jack Kanuk

COOK COUNTY, ILLINOIS
CLERK'S OFFICE
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)
94423420 94 MAY 11 AM 11:21

I am a notary public for the County and State above. I certify Richard W. Foster and Jack Kanuk, bachelors personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

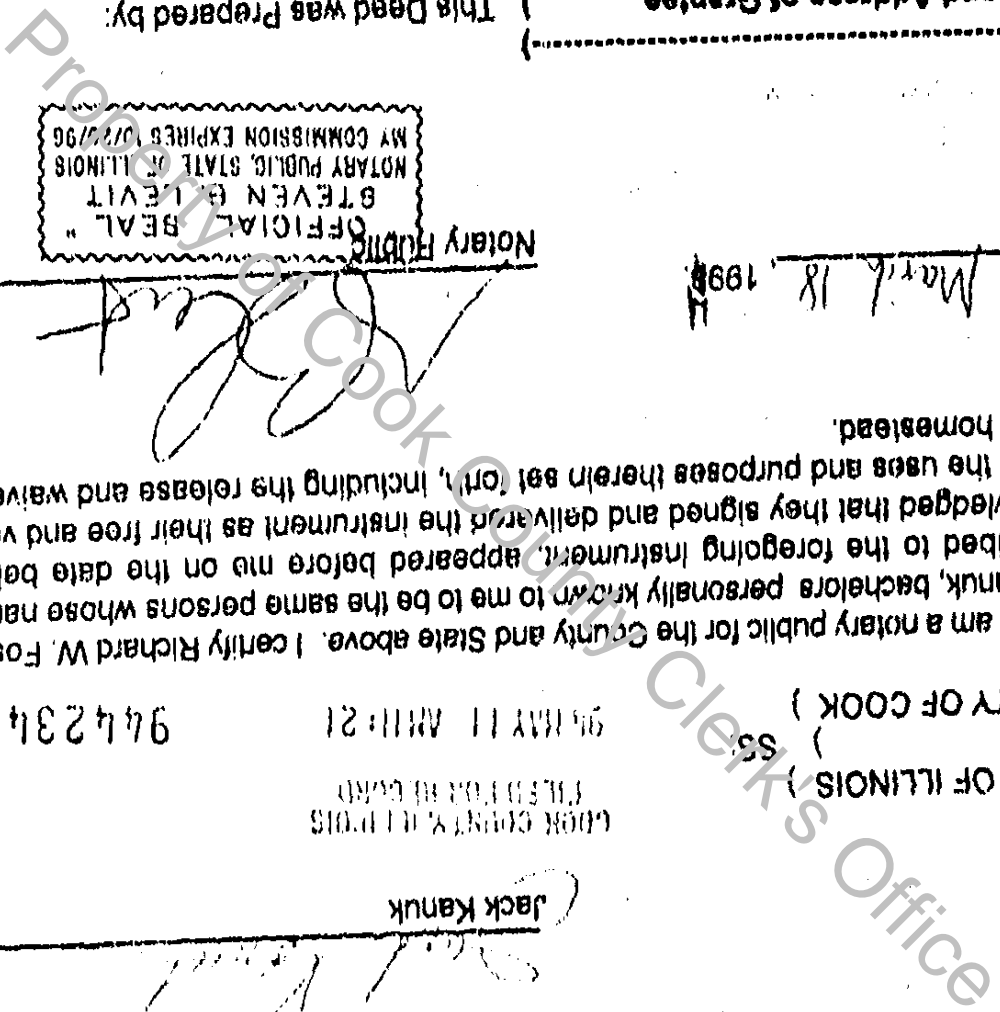
Dated: March 18, 1994

Notary Public
"OFFICIAL SEAL"
STEVEN B. LEVIT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/22/96

This Deed was Prepared by:

Steven B. Levit
1120 West Belmont Avenue
Chicago, Illinois 60657

Name and Address of Grantee
and send future tax bills to:
Mr. Richard W. Foster
2121 North Kanmore
Chicago, Illinois 60614



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(Attach to deed or ABl to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transferor Tax Act.)

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

OFFICIAL SEAL
STEVEN B. LEVIT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/20/96

Subscribed and sworn to before me by the said Richard W. Little, Trustee, this 18th day of March, 1994.
Notary Public

Dated March 18, 1994
Signature: *Richard W. Little*
Grantor or Agent

The grantor or his agent affirms and certifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is other 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.

OFFICIAL SEAL
STEVEN B. LEVIT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/20/96

Subscribed and sworn to before me by the said Richard W. Little, Trustee, this 18th day of March, 1994.
Notary Public

Dated March 18, 1994
Signature: *Richard W. Little*
Grantor or Agent

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.

UNOFFICIAL COPY

01/20/2015

01/20/2015

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