

# UNOFFICIAL COPY 94739352

## EXECUTOR'S DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, RANDALL BELLOWS and DAVID BELLOWS, not individually, but as Independent Co-Executors of the estate of John G. Bellows, deceased, by virtue of letters testamentary issued to said Grantor, by the Circuit Court of Cook County, State of Illinois, and in exercise of the power and authority vested in said Grantor by said will and in pursuance of every other power and authority thereunto enabling, and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, the receipt whereof is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto RANDALL BELLOWS, DAVID BELLOWS and THE NORTHERN TRUST COMPANY, not individually, but as trustees under the provisions of a trust instrument known as the John G. Bellows Revocable Trust dated April 8, 1981, and known as Trust No. 02-02042 (the "Trust") and unto all and every successor or successors in trust under the Trust (the named individuals and The Northern Trust Company, with all successors, are collectively referred to herein as the "Trustee"), the real estate described on Exhibit A attached hereto and made a part hereof (the "Real Estate").

Executed under power of letters testamentary issued to Grantor by the Circuit Court of Cook County, State of Illinois, on this 15th day of April, 1984. *[Signature]*  
 Notary Public for Cook County, Illinois  
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TO HAVE AND HOLD the Real Estate with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust.

In addition to all of the powers and authority granted to the Trustee by the terms of the Trust, full power and authority is hereby granted to the Trustee to protect, conserve and to sell, lease, encumber, mortgage, and otherwise to manage and dispose of the Real Estate, including, without limitation, to improve, and subdivide the Real Estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide the Real Estate as often as desired; to contract to sell, to grant options to purchase, to sell on any terms, and to convey, either with or without consideration, both the legal and beneficial interest in the Real Estate; to convey the Real Estate 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 the Trustee; to donate, dedicate, mortgage, pledge or otherwise encumber both the legal and beneficial interest in the Real Estate, or any part thereof; to lease the Real Estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the 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 the Real Estate, 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 or title or interest, both legal and beneficial, in or about or easement appurtenant to the Real Estate or any part thereof, and to deal with the Real Estate 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.

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In no case shall any party dealing with the Trustee in relation to the Real Estate, or to whom the Real Estate 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 Real Estate, or be obliged to see that the terms of this deed in trust or 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, 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

DEPT-01 RECORDING  
 186666 FROM 4992 08/22/94 13:50:00  
 \$29.00  
 #648 # LC #-99-739352  
 COOK COUNTY RECORDER

1353341010160REDIFXB.0G1  
 April 27, 1994

29 over

Box 307: BOWMAN

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created by this Indenture and by the Trust is 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 the Trust or in some amendment thereof and binding upon all beneficiaries thereunder, (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 by 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 their predecessors in trust.

The interest of each and every beneficiary under the Trust 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 hereby declared to be personal property, and no beneficiary hereunder 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 as aforesaid.

IN WITNESS WHEREOF, the GRANTORS aforesaid have set their hands and seals this First day of August, 1994.

Randall Bellows (Seal)  
RANDALL BELLOWS, as Independent Co-Executor  
as aforesaid

David Bellows (Seal)  
DAVID BELLOWS, as Independent Co-Executor as  
aforesaid NH-03B8D5-2271 3/96

STATE OF ILLINOIS )  
                              ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RANDALL BELLOWS, not individually, but as Independent Co-Executor as aforesaid, 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 said instrument as his 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 1st day of August, 1994.

Mary Argavaso  
\_\_\_\_\_  
OFFICIAL SEAL Notary Public  
MARY ARGAVASO  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. JUNE 6, 1995

My Commission Expires:  
STATE OF NEW HAMPSHIRE )  
County of \_\_\_\_\_ ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID BELLOWS, not individually, but as Independent Co-Executor as aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared

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COOK COUNTY CLERK'S OFFICE  
100 N. WASHINGTON ST.  
CHICAGO, ILL. 60601  
TEL: (312) 309-4000  
WWW.COOKCOUNTYIL.GOV

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before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his 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 12 day of Aug, 1994.

Marilyn Blanchette  
Notary Public

MARILYN BLANCHETTE, Notary Public  
My Commission Expires January 27, 1998

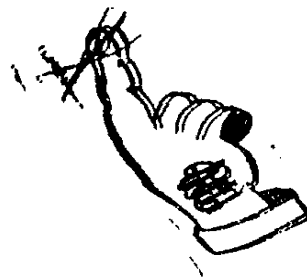
My Commission Expires: \_\_\_\_\_

Address of Grantee and mail tax bills to:

The Northern Trust Co.  
Trust #02-02042  
50 South LaSalle Street  
Chicago, Illinois 60675

This Instrument prepared in Illinois by and after recording return to:

David P. DeYoe  
McDermott, Will & Emery  
227 West Monroe Street  
Chicago, Illinois 60606



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## Legal Description

Unit No. 9A as delineated on survey of the following described parcels of real estate (hereinafter referred to collectively as "Parcel"): lots 1,2 and 3 and 4 and 5 and that part of lot 6 lying North of the South line of lot 5 produced East to the East line of said lot 6 heretofore dedicated as a public alley and now vacated by Ordinance recorded as document 19333014 in Owners Subdivision of lot 14 in block 1 in Potter Palmer Lake Shore Drive Addition to Chicago together with lots 1,2 and 3 (except the South 3 1/2 feet of said lot 3) in Palmer and Bordens Resubdivision of lots 15,16 and 18 in block 1 of the aforesaid addition being a subdivision of part of blocks 3 and 7 of Canal Trustees Subdivision of the South fractional half of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian;

lot 4 and the South 3 1/2 feet of lot 3 and the East 3 feet of lot 5 in aforesaid Palmer and Bordens Resubdivision which lies North of a line coincident with the South line of lot 4 in the aforesaid Owners Subdivision of lot 14 in block 1 of Potter Palmer Lake Shore Drive Addition to Chicago, all in Cook County, Illinois which survey is attached as Exhibit "A" to Declaration of Condominium made by Carlyle Apartments Inc. recorded in the Office of the Recorder of Cook County, Illinois as document 19899524, together with an undivided .8498% interest in said Parcel (excepting from said parcel the property and space comprising all the units thereof as defined and set forth in said Declaration and survey). \*\*

Common Address: 1040 N. Lake Shore Drive, Unit 9A  
Chicago, IL

Permanent Index Number: 17-03-202-061-1021

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## 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 Aug. 19, 1994 Signature: D. P. DeG  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 19th day of August 1994.

Notary Public Patricia V. Bowman  
"OFFICIAL SEAL"  
PATRICIA V. BOWMAN  
Notary Public, State of Illinois  
My Commission Expires Oct. 14, 1996

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 Aug. 19, 1994 Signature: D. P. DeG  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 19th day of August 1994.

Notary Public Patricia V. Bowman  
"OFFICIAL SEAL"  
PATRICIA V. BOWMAN  
Notary Public, State of Illinois  
My Commission Expires Oct. 14, 1996

NOTE: Any person who knowingly submits a false statement concerning the identity 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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