

DEED IN TRUST (ILLINOIS) UNOFFICIAL COPY

94774224

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THE GRANTOR(S) Arthur Boron of the County of Cook, State of Illinois and Esther Boron

DEPT-01 RECORDING \$25.50
T#5555 TRAN 441 09/01/94 15:40:00
#6476 JJ *-94-774224
COOK COUNTY RECORDER

of the County of Dade and State of Florida, as Grantor, for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT/QUIT CLAIM) unto THE ESTHER BORON DECLARATION OF TRUST 16558 N.E. 26th Avenue, North Miami Beach, Florida Esther Boron, (NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 13th day of JULY, 1994 (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: THE WEST 117.10 FEET OF LOT 15 (EXCEPT THE NORTH 25 FEET) AND (EXCEPT THE WEST 7 FEET IN BLOCK 5 IN LINDEN GROVE, A SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS
Permanent Real Estate Index Number(s): 20-21-101-009
Address(es) of real estate: 6359 South Halsted Street, Chicago, Illinois

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 redivide 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 dedicate, in 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 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 198 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 a part or an 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 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, 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.

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 Arthur Boron and Esther Boron hereunto set their hands and seal this 30th day of August, 1994

Arthur Boron (SEAL) Esther Boron (SEAL)

State of Illinois, County of SS.
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur Boron and Esther Boron personally known to me to be the same person whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they avigned, 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 30th day of August, 1994

OFFICIAL SEAL
LEE A. ARBUS
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 2-23-97

LEE A. ARBUS, LEFF, COHEN & ROSENBERG, LTD.
This instrument was prepared by 233 South Wacker Drive - 99th Floor, Chicago, Illinois 60606 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: LEE A. ARBUS
Leff, Cohen & Rosenberg, Ltd.
(Name)
233 South Wacker Drive - 99th Fl.
(Address)
Chicago, Illinois 60606
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Esther Boron
(Name)
9235 South Keeler Avenue
(Address)
Chicago, Illinois 60453
(City, State and Zip)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, AFFIX RIDERS OR REVENUE STAMPS HERE
SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT
DATED THIS 31st DAY OF August 1994
AGENT

25.50
Bull

947

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

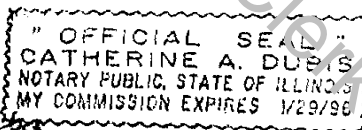
STATEMENT BY GRANTOR AND GRANTEE

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 August 31, 1997

Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 31st day of August, 1997



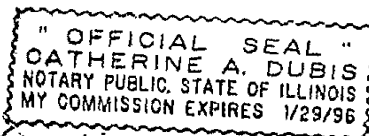
Notary Public [Signature]

The grantee 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 August 31, 1997

Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 31st day of August, 1997



Notary Public [Signature]

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 AB] to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]