

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

95013790

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THE GRANTORS, Jack O'Grady and Carol O'Grady,  
Husband and Wife

of the County of Cook and State of Illinois  
for and in consideration of TEN  
Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANT) / (XXXXXXXXXX) unto  
Jack O'Grady, Trustee  
1501 N. State Parkway, Chicago, IL 60610

DEPT-01 RECORDING \$25.50  
142222 TRAN 4480 D1/09/95 15:06:00  
41633 4 642 8-95-013790  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

~~xxxxxx~~ under the provisions of a trust agreement dated the 20th day of May, 1992, and known as trust  
The Caroline O'Grady Living Trust  
The remainder referred to as "and 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 other side)

Permanent Real Estate Index Number: 17-04-710-027-1001  
Address(es) of real estate: 1540 North State Parkway, 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, highways or alleys; to vacate any subdivision of 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 of 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 said property, or any part thereof, in fee simple 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 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 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 funding 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, except, 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said 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.

In Witness Whereof, the grantors aforsaid have hereunto set their hands, and seal this 9<sup>th</sup> day of February, 1995.

Jack O'Grady (SEAL) Carol O'Grady (SEAL)  
State of Illinois

OFFICIAL SEAL  
MARY F. RIINA, Notary Public, State of Illinois, My Commission Expires 11/14 1996  
I, MARY F. RIINA, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jack and Carol O'Grady, Husband and Wife whose names are subscribed to the instrument, appeared before me this day in person, and acknowledged that 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 9<sup>th</sup> day of February, 1995

Commission expires 11/14 1996 Mary F. Riina  
NOTARY PUBLIC

This instrument was prepared by Lewis Overbeck and Furman, 135 S. LaSalle Street, #2300  
Chicago, IL 60603 (NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE.

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
Exempt under provision of Paragraph e, Section 4,  
Real Estate Transfer Tax Act.  
1/9/95  
Date  
Buyer, Seller or Representative

95013790

MAIL TO: George W. Phillips  
Lewis, Overbeck & Furman  
135 S. LaSalle St., #2300  
Chicago, IL 60603  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Jack O'Grady, Trustee  
1501 N. State Parkway  
Chicago, IL 60610  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

UNIT NUMBER 1- C AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

PARCEL 1:

SUB  
LOT 6 OF LOT 'A' IN BLOCK 1 IN SUBDIVISION OF LOT 'A' IN BLOCK 1 AND OF LOT  
'A' IN BLOCK 2 IN CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S  
ADDITION, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 7 AND 8 IN THE  
SUBDIVISION OF LOT 'A' IN BLOCK 1 IN THE SUBDIVISION BY THE CATHOLIC BISHOP  
OF CHICAGO OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO, ALL IN SECTION 4,  
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH  
SURVEY IS ATTACHED AS EXHIBIT 'A' TO A CERTAIN DECLARATION OF CONDOMINIUM  
OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE  
UNDER TRUST AGREEMENT DATED APRIL 10, 1973, AND KNOWN AS TRUST NUMBER  
77754, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS  
INSTRUMENT NUMBER 22947005; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN  
SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING  
ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY),  
IN COOK COUNTY, ILLINOIS

032411058  
9-20-73-1058

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950177

## 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 1/9, 1995

Signature: [Signature]

Grantor ~~XXXXXX~~ Carol O'Grady

"OFFICIAL SEAL"  
MARY F. RIINA  
Notary Public, State of Illinois  
My Commission Expires Nov. 16, 1996

Subscribed and sworn to before me by the said [Signature] this 9th day of January, 1995.

Notary Public Mary F. Riina

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 January 9th, 1995

Signature: [Signature]

Grantee ~~XXXXXX~~ Jack O'Grady, Trustee

"OFFICIAL SEAL"  
MARY F. RIINA  
Notary Public, State of Illinois  
My Commission Expires Nov. 16, 1996

Subscribed and sworn to before me by the said [Signature] this 9th day of January, 1995.

Notary Public Mary F. Riina

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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