

UNOFFICIAL COPY

95371502

All other usual exceptions apply. The grantor hereby certifies that the subject hereof is his or her own and that he or she is making this conveyance with full knowledge of the contents and legal effect of the instrument.

THE GRANTOR: WILLIAM E. SHORTS, a widow

DEPT-01 RECORDING \$25.50
 102222 TRAM 0419 06/08/95 11158100
 41998 1 KB * 95-371502
 COOK COUNTY RECORDER
 DEPT-10 PENALTY \$72.00

of the County of Cook and State of Illinois
 for and in consideration of Ten (\$10,000)
 Dollars, and other good and valuable considerations in hand paid,
 Convey to and ~~WILLIAM E. SHORTS~~ (OUT CLAIMS) unto
 NBD Bank, an Illinois Banking Corporation
 1603 Arrington
 Evanston, IL 60204
 (NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 26th day of August, 1993 ~~XXXXXX~~
~~XXXXXX~~ (hereinafter referred to as "said trustee") regardless of the number of trustees, and unto all and every successor of
 successors in trust under said agreement, the following described real estate in the County of Cook and State of
 Illinois, to-wit: (SEE ATTACHED LEGAL DESCRIPTION)

Permanent Real Estate Index Number: 111-21-111-110-1003

Addressed to real estate: 6801 W. Lincoln, Unit 503, Morton Grove, Illinois 60053

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 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 of said trustee 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 make, 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 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 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 in connection with said premises or any part thereof, and to deal with said property and every part thereof in other ways and for other purposes and 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 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, so that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement, if any, is in full force and effect. (By 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 bind upon all beneficiaries thereunder, and said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that 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 said 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, assets 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, or to such, but only an interest in the earnings, assets and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Register 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor, donor, said has hereunto set hand and seal this 15th day of May, 1995

William E. Shorts (SEAL)

95371502

(SEAL)

State of Illinois, County of Cook

"OFFICIAL IMPRESSION"
 EDWARD E. REDA, JR.
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 07/01/97

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that William E. Shorts, 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 had signed, sealed and delivered the said instrument as her free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Witness my hand and official seal this 15th day of May, 1995

Commission expires 07/01/97

Edward E. Reda, Jr.
 NOTARY PUBLIC

This instrument was prepared by Edward E. Reda, Jr. 8501 W. Higgins, Ste. 440, Chgo, IL 60631 (NAME AND ADDRESS)

SEND SUBSEQUENT FAX BILLS TO:
 NBD Bank (Trust Dept)
 1603 Arrington
 Evanston, IL 60204
 (City, State and Zip)

SEND SUBSEQUENT FAX BILLS TO:
 NBD Bank (Trust Dept)
 1603 Arrington
 Evanston, IL 60204
 (City, State and Zip)

ADDITIONAL RIDERS OR REVISED STAMPS HERE

EXEMPT PURSUANT TO SECTION 1-11-5
 VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
 ELEVATION NO. 111-21-111-110-1003
 ACCESS 5500 W Lincoln
 DATE 6-8-95

BY *Joyce Bura*

25.50
 72.00
 47.50

UNOFFICIAL COPY

Deed in Trust

to

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

95371502

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Unit 503-W in the Lotus Condominium as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel):

That part of Lot 1 in subdivision of Lots 1, 5, and 6 in Owner's Subdivision of the West 1/2 of Section 21, Township 41 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of said lot, being on the center line of Lincoln Avenue, thence North along the West line of said lot, 421.10 feet thence East parallel with the North line of said lot to a point on the East line of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 21 aforesaid, thence South along said East line to the South line of said lot, thence Southwest along said South line to place of beginning, in Cook County, Illinois, which survey is attached as Exhibit "A" to declaration of condominium made by American National Bank and Trust Company of Chicago as trustee under Trust Agreement dated October 13, 1977 and known as Trust Number 41396 recorded in the office of the Recorder of Cook County, Illinois as document 24193106, together with its undivide percentage interest in the common elements, in Cook County, Illinois.

Exempt under Real Estate Transfer Tax Law 65 ILCS 200/31.45

sub par. 1 and Cook County Ord. 1987-101

Date JUN 08 1995 *[Signature]*

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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 July 8, 1995

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 8th day of July, 1995.
Notary Public [Signature]

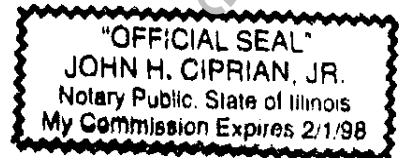


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 8, 1995

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Edward E. Reed, Jr. this 8th day of June, 1995.
Notary Public [Signature]



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