

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 1990  
November 1994

96375788

## DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR <sup>DEED "H"</sup> Allan Hudson, as representative of the Estate of Lucile Hudson of the County of \_\_\_\_\_ and State of \_\_\_\_\_

for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable considerations in hand paid,

Convey S and (WARRANT S / ~~OTHER CLAIM~~)\* unto  
Great Banc Trust Company

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 21st day of November, 1988, and known as

Trust Number 6765 (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:

See attached Exhibit A made a part hereof

subject to: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, thereto; (c) private, public, utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed specified below, if any; (j) general taxes for the year 1996 and subsequent years; (k) installments due after the date of closing assessments established pursuant to the Declaration of Condominium. Permanent Real Estate Index Number(s): 32-06-100-066-1028

Address(es) of real estate: Unit 308, 2311 W. 183rd, Homewood, IL 60430

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, street, 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 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 praesenti 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 98 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 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.

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 0643 05/17/96 10:57:00  
#5016 # ER #-96-375788  
COOK COUNTY RECORDER

Above Space for Recorder's Use Only

25 ✓

7608848 DB JAN 10/2/96

96375788

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96375788

COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 \*\*\*  
 DEPT. OF REVENUE  
 MAY 17 98  
 RB. 10686

102.00

COOK  
 CLERK'S OFFICE  
 CO. NO. 016  
 250494

COOK COUNTY CLERK'S OFFICE

REAL ESTATE TRANSACTION TAX  
 REVENUE  
 STAMP  
 MAY 17 98  
 NO. 11422

53.50

279621

# UNOFFICIAL COPY

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 binding 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 as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the 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 waive S and release S 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 aforesaid has hereunto set his hand and seal this 18th day of April, 19 96.

Allan Hudson (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Adair Virginia I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Allan Hudson

personally known to me to be the same person whose name \_\_\_\_\_ subscribed

to the foregoing instrument, appeared before me this day in person, and acknowledged that

IMPRESS  
SEAL  
HERE

he signed, sealed and delivered the 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 18th day of April, 19 96

Commission expires January 31 19 98 Myrtle Stubbins  
NOTARY PUBLIC

This instrument was prepared by Myriam B. Kaplan (Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: { Sumner Co (Name)  
Tax bill (Address)  
\_\_\_\_\_  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
SPATREINC TRUST No 6765 (Name)  
2311 W. 183rd St. Unit 308 (Address)  
Homewood, IL 60436 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 145

95275788

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STREET ADDRESS: 2311 WEST 183RD STREET

UNIT 308

CITY: HOMEWOOD

COUNTY: COOK

TAX NUMBER: 32-06-100-066-1028

## LEGAL DESCRIPTION:

PARCEL 1: UNIT 308 AS DELINEATED ON SURVEY OF A TRACT OF LAND LEGALLY DESCRIBED AS FOLLOWS: THAT PART OF LOTS 1 AND 2 (TAKEN AS A TRACT) IN THE SUBDIVISION OF THE NORTH 462 FEET OF THAT PART OF THE NORTHWEST 1/4 LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, ALL IN TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD AND SOUTH LINE OF SAID LOTS 1 AND 2 (TAKEN AS A TRACT) SAID POINT BEING 465.08 FEET SOUTHWESTERLY (AS MEASURED ON SAID RIGHT OF WAY LINE) OF A LINE 33 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE SOUTHWESTERLY ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF 'FLOSSWOOD SUBDIVISION', A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 6; THENCE WESTERLY ON THE NORTH LINE OF 'FLOSSWOOD SUBDIVISION', TO THE POINT OF INTERSECTION WITH A LINE 350.81 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE NORTHERLY ON SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF 'FLOSSWOOD SUBDIVISION'; THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 581 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6; THENCE NORTHERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 32 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 84.33 FEET TO THE POINT OF INTERSECTION WITH A LINE 180 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF 'FLOSSWOOD SUBDIVISION', THENCE EASTERLY ON THE LAST NAMED PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 70 FEET WESTERLY OF AND PARALLEL (AS MEASURED AT RIGHT ANGLES) TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE NORTHEASTERLY ON THE LAST NAMED PARALLEL LINE, A DISTANCE OF 80.83 FEET TO A POINT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE, A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY SOUTH CHICAGO SAVINGS BANK, A CORPORATION OF ILLINOIS, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 21, 1970 AND KNOWN AS TRUST NUMBER 11-1506, FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF TITLES OF COUNTY OF COOK, STATE OF ILLINOIS, AS DOCUMENT NO. LR 2726217 AND RECORDED WITH THE RECORDER OF DEEDS OF THE COUNTY OF COOK, STATE OF ILLINOIS, AS DOCUMENT NO. 22537317 AND AS AMENDED FROM TIME TO TIME, 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).

PARCEL 2: PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, (EXCEPT THAT PART THEREOF FALLING IN LOT 1, AFORESAID), FOR A PRIVATE ROAD FOR INGRESS AND EGRESS IN EVERY POSSIBLE MANNER INCLUDING (BUT NOT EXCLUSIVELY) BY VEHICLE, FOOT AND CONVEYOR AND FOR LIGHT AND AIR, AS CREATED BY THE DEED FROM HENRY GOTTSCHALK AND SOPHIE GOTTSCHALK, HIS WIFE TO MAUD CORY DATED DECEMBER 27, 1922 AND RECORDED DECEMBER 28, 1922 AS DOCUMENT 7759972, ALL IN COOK COUNTY, ILLINOIS.

96375788

UNOFFICIAL COPY

Property of Cook County Clerk's Office