

# UNOFFICIAL COPY

## DEED IN TRUST

**THE GRANTOR, Corrine M. McNicholas, (widowed, not since remarried) 2311 W. 183rd St, Homewood, Cook County, Illinois 60430, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to:**

**COOK COUNTY  
RECORDER  
JESSE WHITE  
FIDELITY OFFICE**

**97393062**

06/03/97

44003144  
RECORDING # 25.00  
MAIL # 0.50  
97393062 #  
0002 459 16:34

**THE ABOVE SPACE FOR RECORDER'S USE ONLY**

**Corrine M. McNicholas and Richard McNicholas, co-trustees under the terms and provisions of the CORRINE MCNICHOLAS TRUST dated January 13, 1996**

and to any and all successor Trustee(s) appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

**Unit Number 102 as delineated on survey of Tract of Land described as follows:**

**Parcel 1:**

That part of Lots 1 and 2 (taken as a tract) in the subdivision of the north 162 feet of that part of the southwest 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 "Flowerwood Subdivision", a subdivision of that part of the northwest 1/4 of Section 6; thence westerly on the north line of "Flowerwood 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 "Flowerwood 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 110 feet north of and parallel to the north line of "Flowerwood 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 80.33 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, as trustee under trust number 11-1506 and 11-1507 as document LR2726217 and recorded as document 22537317 as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**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 Ingene and Egnes 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 Mund Cory dated December 27, 1922 and recorded December 28, 1922 as document 7759972, on and over a strip of land 50 feet in width extending from the westerly line of the "parcel" of parcel 1, aforesaid, to the east line of Western Avenue, the southerly line of said private road being the southerly line of said "parcel" of parcel 1, aforesaid, extended westward to said public road and the northerly line of which said road being parallel with said southerly line and 50 feet, measured at right angles, distant therefrom, all in Cook County, Illinois.

**97393062**

**Permanent Index Number (PIN): 32-06-100-066-1002**

**Street Address: 2311 W. 183rd St., Unit 102, Homewood, IL 60430**

**TO HAVE AND TO HOLD this real estate and appurtenances thereto upon the trusts set forth in the CORRINE MCNICHOLAS TRUST dated January 13, 1996 for the following uses:**

Exempt under ILCS 200/31-45(e)

May 23, 1997

*Jesse White*  
Representative

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1. The Trustee (or Trustees, as the case may be), is invested with following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof; (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee; (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans; (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises; (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale of other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title interest therein, legal or equitable, except as stated.

4. If the Trustee dies, resigns, refuses or is unable to act, then Richard McNicholas is then appointed as Successor Trustee herein with all powers and authority that were vested in the original named Trustee(s).

All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, any part thereof, or memorial the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

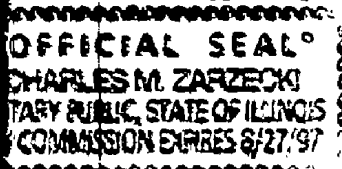
DATED this May 23, 1997

*Corine M. McNicholas*  
\_\_\_\_\_  
Signature  
Corine M. McNicholas  
Name (Typed or printed)

(SEAL)

37393062  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Name (Typed or printed)

(SEAL)



I, the undersigned, a Notary Public in and for Cook County, Illinois, do hereby certify that the above personally known to me to be the same whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering said instrument freely and voluntarily 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 May 23, 1997.

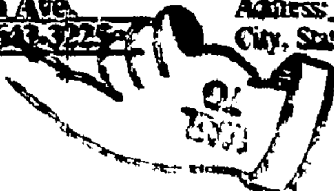
Commission expires 8/27/97

*Charles M. Zarzecki*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by John E. Ahern, Attorney, 10829 S. Western Ave., Chicago, IL 60643-3225  
(Name and Address)

RETURN THIS DEED TO:  
Name: John E. Ahern, Attorney  
Address: 10829 S. Western Ave.  
City, State, Zip: Chicago, IL 60643-3225

SEND SUBSEQUENT TAX BILLS TO:  
Name: Corine M. McNicholas  
Address: 2311 W. 183rd St.  
City, State, Zip: Homewood, IL 60430



# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or grantor's 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: May 21, 1997

Signature: *John C. Allen*

Grantor or Grantor's Agent

Subscribed and sworn to before me this day.

Notary Public: *Charles M. Zarzecki*

"OFFICIAL SEAL"  
CHARLES M. ZARZECKI  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/27/97

The grantee(s) or grantee's 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: May 23, 1997

Signature: *John C. Allen*

Grantee or Grantee's Agent

Subscribed and sworn to before me this day.

Notary Public: *Charles M. Zarzecki*

"OFFICIAL SEAL"  
CHARLES M. ZARZECKI  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8/27/97

**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 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 Act.)

9739062

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