

# UNOFFICIAL COPY

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AFFIDAVIT

12/16/85

State of Illinois }  
County of Cook }

I, Marilyn A. Koch, an Attorney for the State of Illinois, do hereby affirm that I have had in my possession, since December 09, 1984, the Deeds in Trust and the Land Trust executed by KATHERINE J. GRIFFITH on that date.

KATHERINE J. GRIFFITH is alive as of this date and has not revoked any of the instruments executed by her on that date.

I hold the Registrar of Titles of Cook County harmless for any claims arising from late registration.

Marilyn Koch

Attorney

Deputy Clerk's Office

DEED TO LAND TRUST

THIS INDENTURE WITNESSETH, That the Grantor, KATHERINE J. GRIFFITH, a widow, of the County of Cook and State of Illinois, for and in consideration of Ten dollars and other good and valuable consideration in hand paid, conveys and warrants unto KATHERINE J. GRIFFITH, not individually, but as trustee under the provisions of a Declaration of Trust dated December 19, 1984, the following described real estate in the County of Cook and State of Illinois, to wit: SEE LEGAL DESCRIPTION RIDER ATTACHED:

Lot 29 (except the East 5 feet thereof) and Lot 30 (except the West 5 feet thereof) in Tennessee Subdivision in the South West 1/4 of the North East 1/4 of Section 25, Township 41 North, Range 13, East of the Third Principal Meridian; ALSO, a strip of land lying North of the North line of the above described tract and South of the South line of First Addition to Arthur Dunas Howard Ave. Subdivision as laid out and occupied, also a strip of land lying East of the East line of West 11.976 chains and South of the South line of First Addition to Arthur Dunas Howard Ave. Subdivision and West of the West line of Engel's Addition to Evanston as laid out and occupied

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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, to 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 futuro, and upon any terms and for

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Exempt under Real Estate Transfer Act Sec. 4 Par. e and Cook County Ord. 95104 Par.

Signature

Date 12/19/87

*Meredith C. C. C. C. C.*

*KJG*

*See legal description attached*

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GRANT TO LAND TRUST

THIS INSTRUMENT WITNESSETH, That the Grantor, KATHERINE J. GRIFFITH, widow, of the County of Cook and State of Illinois, for and in consideration of Ten dollars and other good and valuable consideration in hand paid, conveyed and warrants unto KATHERINE J. GRIFFITH, not individually, but as trustee under the provisions of a Declaration of Trust dated December 19, 1984, the following described real estate in the County of Cook and State of Illinois, to wit:

## LEGAL DESCRIPTION RIDER

LOT 29 (EXCEPT THE EAST 5 FEET THEREOF) AND LOT 30 (EXCEPT THE WEST 5 FEET THEREOF) IN TENNES' SUBDIVISION IN THE S.W. 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: THE EAST HALF (1/2) OF THE WEST 11.976 CHAINS OF THE SOUTH 8.35 CHAINS OF THE N.E. QUARTER (1/4) OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO A STRIP OF LAND LYING NORTH OF THE NORTH LINE OF THE ABOVE DESCRIBED TRACT AND SOUTH OF THE SOUTH LINE OF FIRST ADDITION TO ALTHUR DUNAS HOWARD AVENUE SUBDIVISION AS LAID OUT AND OCCUPIED; ALSO A STRIP OF LAND LYING EAST OF THE EAST LINE OF WEST 11.976 CHAINS AND SOUTH OF THE SOUTH LINE OF FIRST ADDITION TO ALTHUR DUNAS HOWARD AVENUE SUBDIVISION AND WEST OF WEST LINE OF ENGEL'S ADDITION TO LAUREL ST. LAID OUT AND OCCUPIED. 3485875

and to vacate any subdivision or part thereof, and to re-subdivide 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, to 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 future, and upon any terms and for

Handwritten notes and signatures on the right margin, including a vertical signature and various scribbles.

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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 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 consideration 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, trustee 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 of 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

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... in the case of ... not exceeding ...  
... the term of 108 years, and to renew or ...  
... for any term and for any year or ...  
... or wholly leased and the terms and ...  
... at any time or times hereafter, to con-  
... and to grant options to lease and options  
... to purchase the whole or any part  
... the manner of fixing  
... to partition  
... or any part thereof, for the  
... or shares or interests or shares of  
... or assign or assign title or  
... to said premises  
... and to deal with said property and every  
... for such other consideration  
... as to deal  
... or different from the ways  
... or times hereafter.

to in no case shall any party dealing with said trustee in relation to  
... or any other thereof shall  
... or mortgaged by said  
... to see to the application of any moneys  
... or advanced or advanced as said premises,  
... that the terms of this trust have been  
... or be obliged to inquire into the necessity or  
... or be obliged or be obliged or priv-  
... of any act of said trustee, or be obliged or priv-  
... into any of the terms of said trust moneys  
... trust deed, mortgage, lease or other  
... in relation to said real  
... in favor of every person  
... lease  
... (a) that at the time of the delivery there-  
... and by said trust agree-  
... that such conveyance or  
... in accordance with the trusts,  
... and in

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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 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 cases made and provided.

And the said grantor, KATHERINE J. GRIFFITH, 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, KATHERINE J. GRIFFITH, aforesaid, has hereunto set her hand and her seal this 19th day of December, 1984.

Katherine J. Griffith  
KATHERINE J. GRIFFITH

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and trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was fully 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 the trust, or their predecessor in trust.

The intent of said and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the ordinary, legal and proper sense, 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 well, but only an interest in the earnings, rents and proceeds thereof or thereon.

The title to any of the above lands is now or hereafter registered, the certificate or title is hereby directed not to contain any reference to the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

And the said trustee, EXECUTOR, ADMINISTRATOR, or any other person named or referred to in the above instrument and by virtue of any and all statutes of the State of Illinois, providing for the execution of powers from sale on execution or otherwise,

do hereby certify that the original, FURNISHED TO THE CLERK OF THE COURT, has been filed and for said this 10th day of December,

1944.

\_\_\_\_\_  
FURNISHED TO THE CLERK OF THE COURT

This document was prepared by Marilyn A. Koch, Attorney at Law, 1604 Chicago Avenue, Evanston, Illinois 60201.

Permanent Index Number: 10-25-270-146-0000  
Property Address: 1719 Howard Street, Evanston, Illinois 60202

3483879

Seal

My commission expires: 11-5-88

Notary Public

*Marilyn A. Koch*

and purposes set forth herein.

this instrument as her free and voluntary act, for the uses  
ded in my presence, and acknowledged that she has signed

personally known to me to be the same person who signed this

date, appeared before me KATHERINE J. GRIFFITH, a widow,

Cook and State of Illinois, do hereby certify that on this

I, Marilyn A. Koch, a Notary Public in and for the County of

1. A  
2. C

COUNTY OF COOK

STATE OF ILLINOIS

228122  
10-25-270-146-0000

11-5-88

Notary Public

*Marilyn A. Koch*

Notary Public

1719 Howard Street

Evanston, Illinois 60202

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1/23/88  
Marilyn A. Koch



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1604 Chicago Avenue, Evanston, Illinois 60501  
This document was prepared by Matthew A. Koch, Attorney at Law

Property address: 1110 Howard Street, Evanston, Illinois 60501  
Permanent Index Number: 10-22-250-148-0000

2001

My commission expires: 11-2-88

Notary Public

*Matthew A. Koch*

and purposes set forth herein.

This instrument is heretofore and voluntarily set for the uses

deed in my presence, and acknowledged that the person named

personally known to me to be the same person who signed this

date appeared before me KATHERINE J. O'NEILL, Notary Public

Cook and State of Illinois, do hereby certify that the person named

1. MATTHEW A. KOCH is a Notary Public in and for the State of Illinois

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COURTY OF COOK COUNTY, ILLINOIS

STATE OF ILLINOIS

Age of Grantor

Address

Husband

Wife

Signature

Address

Deliver No.

Retrainder

Stg. Card

S. Harris

MARILYN A. KOCH  
1604 CHICAGO AVE  
EVANSTON ILL 60501

1430667  
1/29/02  
IN DUPLICATE