

UNOFFICIAL COPY
AFFIDAVIT OF LAST DELIVERY
(GRANTEE ONLY)

I the undersigned do hereby state and swear on oath as follows:

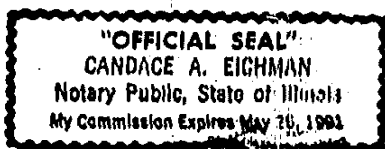
1. That I am the ^{attorney for} grantee in a deed dated 11/6/86 from Mary Alice Sims and Robert M. Sims, her husband conveying title to a certain parcel of real estate commonly known as 6365 N. Oconto, Chicago, Ill. and legally described as The South Half (1/2) of Lot Twenty Two (22) in Munday's Addition to Chicago, of Lot One (1) and the Northeastorly Thirty-three (33) feet of Lots 2, 3, 4, 5 and 6 in the Subdivision of that part of the East Half (1/2) of the Southeast Quarter (1/4) of Section 36, Town 41 North, Range 12, East of the Third Principal Meridian, lying North of the Railroad, also part of Block Twenty Six (26) in Edison Park, in the Town of Main, Cook county, Illinois. 09-36-420-004
2. ~~That upon receiving said deed I inadvertently filed the deed at the office of the Recorder of Deeds of Cook County, Illinois rather than at the Office of Registrar of Titles of Cook County, Illinois.~~
3. ~~That I was unaware that the title to the property was registered in Torrens and I was unaware that the aforementioned deed should have been filed at the Office of the Registrar of Titles in Cook County, Illinois (Torrens Office).~~
4. ~~That at all times except during the period during which the aforementioned deed was in the possession of the Recorder of Deeds of Cook County, Illinois, said deed was in my exclusive possession and control and in that of no other; That no change in my marital status has occurred since delivery to me.~~
5. That I make this Affidavit to induce The Registrar of Titles to waive any objections as to stale date of delivery.
6. Now, therefore, affiant, his/her heirs and/or successors, at all times shall indemnify and save harmless, the Registrar of Titles, Cook County, Illinois, against all loss or damage to him arising by reason of delay in registration of this deed and the registering of same on the Torren's Certificate of Title # 916630 and in relation to premises described therein, and all costs, charges, damages and expenses, and all claims and demands of every kind and nature, actions, causes of action, suits and controversies, whether groundless or otherwise arising therefrom.

Curtis E. Edlund
CURTIS E. EDLUND ATTORNEY

(MARITAL STATUS)

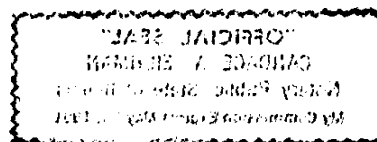
Subscribed and Sworn to
before me this 20th day of
October 19 87

Candace A. Eickman
Notary Public



UNOFFICIAL COPY

Property of Cook County Clerk's Office



This Indenture between MARY ALICE SIMS and ROBERT M. SIMS, her husband,

of the County of Cook and State of Illinois for and in consideration of TEN DOLLARS AND NO CENTS (\$10.00) Dollars,

and other good and valuable considerations in hand paid, the receipt whereof is hereby acknowledged, Convey and WARRANT unto the CITIZENS BANK & TRUST COMPANY, PARK RIDGE, ILL., an Illinois Banking Corporation, as Trustee under the provisions of a trust agreement dated the sixth (6th) day of November 19 80, known as Trust Number 88-8885, the following

described real estate in the County of Cook and State of Illinois, to-wit: The South Half (1/2) of Lot Twenty Two (22) in Munday's Addition to Chicago, of Lot One (1) and the Northeasterly Thirty-three (33) feet of Lots 2, 3, 4, 5 and 6 in the Subdivision of that part of the East Half (1/2) of the Southeast Quarter (1/4) of Section 36, Town 41 North, Range 12, East of the Third Principal Meridian, lying North of the Railroad, also part of Block Twenty Six (26) in Edison Park, in the Town of Maine, Cook County, Illinois.

Commonly known as: 6565 Oconto, Chicago, Illinois

P.I.N. 08-51-420-004

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 redivide 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 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 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 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.

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 for 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 case made and provided.

And the said grantor 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 grantor(s) aforesaid ha^{ve} hereunto set their hand^s and seal^s this sixth (6th) day of November 19 80

X Mary Alice Sims [Seal] MARY ALICE SIMS [Seal] X Robert M. Sims [Seal] ROBERT M. SIMS [Seal]

Address of Grantee: One S. Northwest Highway Park Ridge, Illinois 60068

This Deed exempt pursuant to Section 4(e) of the Real Estate Transfer Tax Act.

C. Edlund

3661411

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

SS.

I, CURTIS E. EDLUND

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
MARY ALICE SIMS and ROBERT M. SIMS, her husband,

personally known to me to be the same person^s whose name^s are
subscribed to the foregoing 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 Notary Public seal this
sixth (6th) day of November A. D. 1986

Curtis E. Edlund

Notary Public.

My Commission Expires Nov. 29, 1987

Property of Cook County Clerk's Office

ATTENTION: Recorder of Deeds

After recording, please return this Deed to Citizens Bank & Trust Com-
pany, by depositing the same in Box 405 if this Deed has been recorded in
Cook County, otherwise by mail to:

Citizens Bank & Trust Company
One S. Northwest Highway
Park Ridge, Illinois 60068

Y 1600

TRUST NO. 66-5465

366 414
BOX 405
1986

DEED IN TRUST

OCT 22 1986
Granite
FOR CITIZENS BANK & TRUST COMPANY
TRUSTEES
PARK RIDGE, ILL.

3661414

Sig. Card
Santiago
ATTORNEYS TITLE EXCHANGE FUND, INC.
25 So. LaSalle St., Suite 100
Chicago, Illinois 60606

3661414