

UNOFFICIAL COPY

Deed in Trust

GEORGE E. COLE
LEGAL FORMS

TO

1098583
NID

1909 AUG 15 PM 12:04
REGISTRAR OF TITLES
CAROL MOSELEY BRAUN

Address: 4981 79th St, Chicago, Ill. 60634
 Husband: [Signature]
 Wife: 3817320
 Deed: 3817320
 Sign. Card: [Signature]
 Robert F. DiSilvestro
 3800 N. Austin Ave.
 Chicago, Ill. 60634

54148868

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EXHIBIT A
RIDER TO DEED

An undivided one-half (1/2) interest in and to the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 IN GUSTAVE STEINER SUBDIVISION OF PART OF THE SOUTH EAST QUARTER (1/4) OF THE SOUTH EAST QUARTER (1/4) OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 16, 1970, AS DOCUMENT NUMBER 2499143.

3817320

-ALSO-

THE EAST 75 FEET OF THE SOUTH 8 FEET OF THE 16 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT SEVENTEEN IN BLOCK 4 IN FRED I. GILICK'S CENTER STREET ADDITION TO PARK RIDGE, IN THE SOUTH EAST QUARTER (1/4) OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

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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 GRANTORS, JAMES Di COSOLA and EMILY Di COSOLA, husband and wife,

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and (QUIT CLAIM) unto JAMES Di COSOLA, EMILY Di COSOLA, FRANK Di COSOLA and MILDRED Di COSOLA, 1700 W. Touhy Ave., Park Ridge, Illinois (NAME AND ADDRESS OF GRANTEE)

DEPT-01 RECORDING
T-2222 TRAN 5311 07/24/89
#2068 + 3 *--37-33
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 12TH day of JULY, 1989 and known as Trust Number three (hereinafter referred to as "said trustee," regardless of the number of trustees,) 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:

THE PARCEL OF REAL ESTATE DESCRIBED ON EXHIBIT A OF RIDER ATTACHED

Permanent Real Estate Index Number(s): 09-27-425-034
Address(es) of real estate: 1700 W. Touhy Ave., Park Ridge, Illinois

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 or 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 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 or 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 above lands is now or hereafter registered, the Registrar of Titles is hereby directed 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 S 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 grantors S aforesaid have hereunto set their hands and seal S this 12TH day of JULY, 1989.
James Di Cosola (SEAL) Emily Di Cosola (SEAL)

State of Illinois, County of COOK, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY OFFICIALLY CERTIFY that James Di Cosola & Emily Di Cosola, his wife personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me 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.

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/1/93

Given under my hand and official seal, this 12TH day of JULY, 1989
Robert Di Silvestro
NOTARY PUBLIC

Commission expires April 1 1993
This instrument was prepared by R. F. Di Silvestro, 3800 N. Austin Ave, Chicago, IL (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

" OFFICIAL SEAL "
Robert Di Silvestro
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/1/93

MAIL TO: R. F. Di Silvestro (Name)
3800 N. Austin Ave. (Address)
Chicago, IL 60634 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

AFFIX "RIDERS" OR REVENUE STAMPS HERE
EXEMPT under provisions of Par. (e), Sec. 4 of Real Estate Transfer Tax Act, Par. (e) Section IV of Cook County transfer Tax Ordinance and Par. (e), Sec. 200.1-(b) (6) of The Chicago Transaction Tax Ordinance
Attorney for Grantors and Grantees
CITY OF PARK RIDGE REAL ESTATE TRANSFER TAX STAMP NO. 2054

