

CAUTION: Consider a lawyer before using or acting on this form. Its provisions, including its effect on ability and fitness, are excluded.

UNOFFICIAL COPY

KNOW ALL MEN BY THESE PRESENTS

That I, JOSEPH V. TYLER 3980937

of the city of Chicago County of Cook in the State of Illinois have made, constituted and appointed, and BY THESE PRESENTS do make, constitute and appoint ROSELLA D. TYLER, my wife

of the city of Chicago County of Cook and State of Illinois true and lawful ATTORNEY for me and in my name, place and stead to transact all my ordinary banking business; to draw checks on banks in which I have checking accounts; to endorse checks and promissory notes made payable to my order, and to cash said checks and promissory notes or to deliver them for collection by depositing the proceeds thereof to my credit at any of the banks in which I have savings or checking accounts; to draw and execute checks on my checking accounts, or to withdraw funds from my savings accounts to cover expenses for my care, comfort, and needs, including expenses for clothing and medicine, food, housing and utilities; and to do any other acts necessary to accomplish the foregoing; to sell and transfer shares of mutual funds or similar securities held in my name; to transfer title to any real or personal property, or to sell, lease, or mortgage any real or personal property, including sale of real property commonly known as 4531 N. Mulligan, Chicago, Illinois giving and granting unto my said ATTORNEY full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said ATTORNEY or her substitute shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I have hereunto set hand and seal this 5th day of October 1983

Signed, Sealed and Delivered in Presence of

[Signature of Notary Public]

Joseph V. Tyler (SEAL)

STATE OF Illinois ss. COUNTY OF Kane i. Karen L. Schrank

_____, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that Joseph V. Tyler

personally known to me to be the same person whose name is subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 5th day of October A. D. 19 83

[Signature of Notary Public] Notary Public

3980937

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Power Of Attorney

FROM

TO

Dated

19

CONFERRING POWER TO

GEORGE E. COLE,
LEGAL FORMS

Property of Cook County Clerk's Office

3980937

UNOFFICIAL COPY

DEED IN TRUST

27033020

3980937

Form 359

Quit Claim

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor JOSEPH V. TYLER AND ROSELLA D. TYLER, his wife as joint tenants,

10.00

of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) and no/100 ***** Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 15th day of December 1983, known as Trust Number 10-84547, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South Half (1/2) of Lot One Hundred Thirty-one (131) in Hearfield's Lawrence Avenue Terminal Gardens Subdivision in the Northwest Quarter (2) of Section Seventeen (17), Town Forty (40) North, Range Thirteen (13), East of the Third Principal Meridian.

3980937

Chicago, IL 60630

EXEMPT under provisions of Paragraph E of Section 4 of the Real Estate Transfer Tax Act.

DATED this 19 day of Dec., 1983. Attorney

Handwritten signature: Frederick J. Steffen

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 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 present or future, 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 (d) if the conveyance is made to a successor or successors in trust, that such a 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 have hereunto set their hand and seal this 19th day of December, 1983.

Joseph V. Tyler (Seal) By: Rosella D. Tyler (Seal) Rosella D. Tyler, individually Rosella D. Tyler, attorney-in-fact for Joseph V. Tyler (Seal) Joseph V. Tyler (Seal)

THIS INSTRUMENT PREPARED BY AND RETURN TO: FREDERICK J. STEFFEN, ESQ., PO Box 36, Elgin, IL. 60120

State of Illinois } I, Karen L. Schrank, a Notary Public in and for said County, in County of Kane } ss. the state aforesaid, do hereby certify that Rosella D. Tyler, Individually, and Rosella D. Tyler, attorney-in-fact for Joseph V. Tyler, is

Grantee Address: Chicago Title Insurance 111 W. Washtington Chicago, IL 60602 SEND TAX BILL TO: Joseph & Rosella Tyler 4531 N. Mulligan Chicago, IL 60630 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 notarial seal this 19th day of Dec. 1983

Handwritten signature: Karen L. Schrank
Notary Public

Chicago Title and Trust Co. Box 533

4531 N. Mulligan, Chicago, IL 60630

For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps

27 035 020

Document Number 3980937

TO PD

Power of attorney attached (OK for copy of execution)

UNOFFICIAL COPY

466998

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IN DUPLICATE

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17 Duquesne Avenue
Alton, IL 60120

PARCELS
INDEXED

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CAROL MOSELEY BRADY
REGISTRAR OF TITLES

JUL 18 PM 1:33

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Property of Cook County Clerk's Office

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UNOFFICIAL COPY

Chicago Title and Trust Co. 4531 N. Mulligan, Chicago, Ill. 60630

Chicago Title Insurance 111 W. Washington Chicago, IL 60602 STAND TAX BILL TO: Joseph & Rosella Tyler 4531 N. Mulligan Chicago, IL 60630

State of Illinois ss. Karen L. Schrank a Notary Public in and for said County, in the state aforesaid, do hereby certify that Rosella D. Tyler, individually, and Rosella D. Tyler, attorney-in-fact for Joseph V. Tyler, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

THIS INSTRUMENT PREPARED BY AND RETURN TO: FREDERICK J. STEFFEN, ESQ., PO BOX 36, ELGIN, ILL. 60120 Rosella D. Tyler, Individually (Seal) Joseph V. Tyler (Seal) BY: Rosella D. Tyler (Seal) Joseph V. Tyler (Seal) In Witness Whereof, the grantor, s, aforesaid have hereunto set their hands and seals this 19th day of December, 1983

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes therein and to hold the same unto said trust agreement set forth. Full power and authority is hereby granted to said trustees to improve, manage, protect and subdivide said premises as they may deem proper, to contract to sell, to grant, lease, mortgage, convey, assign, or otherwise dispose of all or any part thereof, to execute all necessary papers and to do all things which may be necessary or expedient to carry out the purposes of this trust agreement. In no case shall any part hereof be subject to any lien, mortgage, or other encumbrance, and every deed, mortgage, lease, or other instrument executed by said trustees in relation to the trust shall be binding upon all beneficiaries and their heirs, assigns, and assigns in fee simple, and shall not be subject to challenge or annulment on any ground whatsoever, and the trustees shall be authorized to execute and deliver any such deed, mortgage, lease, or other instrument as may be necessary or expedient to carry out the purposes of this trust agreement.

EXEMPT under provisions of Paragraph E of Section 4 of the Real Estate Transfer Tax Act. DATED this 19 day of Dec., 1983, Attorney Robert A. Steffens

South 30 feet of Lot 131, Block 7 and Heatfield's Lawrence Avenue Terminal Garden Sub in the N.W. 1 Quarter of Sec. 17-40-13. Commonly known as 4531 N. Mulligan Chicago, IL 60630

3980937 27 033 020

Power of attorney after check for your execution

10.00 DEED IN TRUST

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

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IN DUPLICATE

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1991 JUL 18 PM 1:33

CAROL MOSELEY-DRANN
REGISTRAR OF TITLES

3980937

Perfected

17 Douglas Avenue
Evanston, IL 60120

Reg. Card

46698

UNOFFICIAL COPY

AFFIDAVIT OF DATE DELIVERY (GRANTEE ONLY)

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

1. That I am the Grantee in a Quit Claim deed in Trust dated 12/19/83 from Joseph V. and Rosella D. Tyler conveying title to a certain parcel of real estate commonly known as 4531 N. Mulligan, Chicago, IL and legally described as:

S The South Half (1/2) of Lot One Hundred Thirty-one (131) in ... 1/2's
L Beafield's Lawrence Avenue Territorial Gardens Subdivision in ...
C (40) North, Range Thirteen (13), East of the Third Principal Meridian. 13-17-109-013 ... Illinois.

2. That upon receiving 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. *STEPHEN D. CALTON, 17 DOUGLAS AVENUE, ELMG, ILLINOIS.

OK deletion in error.

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.

OK deletion in error.

5. That I make this Affidavit to induce The Registrar of Titles to waive any objections as to stale date of delivery.

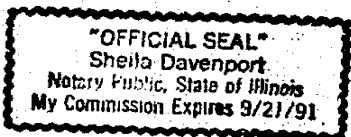
6. Now, therefore, affiant, his/her heirs and/or successors, at all times shall indemnify and save harmless, the Registrar of Titles, Cook County, Illinois, against all loss or damage to him arising by reason of delay in registration of this deed and the Registering of same on the Torren's Certificate of Title # 406998 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.

Chicago Title and Trust Company, Trustee under Trust No. 1084577

Asst. Vice President

(MARITAL STATUS)

Subscribed and Sworn to before me this 11th day of July 1991 Sheila Davenport Notary Public



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