

00036097

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GEORGE E. COLE®  
LEGAL FORMS

No. 1900  
November 1994

28 22/000 36 005 Page 1 of 4  
2000-01-14 10:17:27  
Cook County Recorder 27.50

DEED IN TRUST  
(ILLINOIS)

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00036097

THE GRANTORS, Harold C. Peterson and Shirley L. Peterson, husband and wife of the County of Cook and State of Illinois

for and in consideration of ten---- DOLLARS, and other good and valuable considerations in hand paid,

Convey and WARRANT ~~XXXXXXXXXXXXXX~~\* unto

Harold C. Peterson and Shirley L. Peterson  
1653 River Street, 302C, Des Plaines, Illinois

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 6th

day of December, 19 99, and known as

The Peterson Trust Number 12/21 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all 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:

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
ROLLING MEADOWS

Above Space for Recorder's Use Only

see attached legal description

Exempt deed or instrument  
Eligible for recordation  
without payment of tax

*Shiller 12-25-99*  
City of Des Plaines

Permanent Real Estate Index Number(s): 09-16-303-029-1008

Address(es) of real estate: 1653 River Street, 302C, Des Plaines, IL 60016

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, street, 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; 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 praesenti 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 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 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.

3628

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 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 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 grantors 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 hands and seals

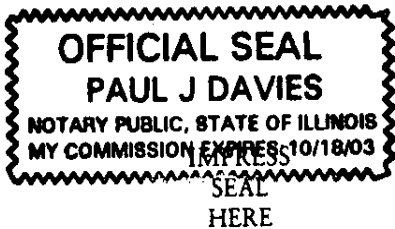
this 6th day of December, 19 99
Harold C. Peterson (SEAL) Shirley L. Peterson (SEAL)
Harold C. Peterson Shirley L. Peterson

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Harold C. Peterson and Shirley L. Peterson

personally known to me to be the same persons whose names 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 official seal, this 6th day of December 19 99
Commission expires 10/18 2003 Paul J. Davies NOTARY PUBLIC

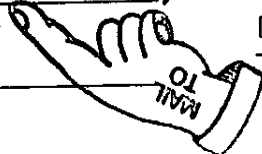
This instrument was prepared by P. Davies 639 Braeburn Rd., Inverness, IL 60067 (Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Paul J. Davies (Name)
639 Braeburn Rd. (Address)
Inverness, IL 60067 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Harold & Shirley Peterson (Name)
1653 River Street, #302 (Address)
Des Plaines, IL 60016 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.



**UNOFFICIAL COPY**

UNIT 302 IN RIVER STREET CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOTS 1, 2, 3, 4, 5, 6, AND 7 IN BLOCK 3 IN JOHN ALLES JR.'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, AND 7 IN TOWN OF RAND, IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1, 2, 3, 4, 5, 6, AND 7 LYING EASTERLY OF THE WESTERLY LINE OF LOT 7 EXTENDED SOUTHERLY, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 12, 1986, AND KNOWN AS TRUST NUMBER 17491749, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, ON NOVEMBER 20, 1991, AS DOCUMENT NUMBER 91610006, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS TO SAID DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS TO SAID DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PARCEL 2: THAT PART OF LOTS 1 THROUGH 6, INCLUSIVE, IN TOWN OF RAND, A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF AND ADJOINING BLOCK 3 OF JOHN ALLES JR.'S SUBDIVISION, TOWNSHIP AND RANGE AFORESAID, AND WHICH LIES SOUTH OF THE SOUTH LINE OF RIVER STREET EXTENDED EAST AND WHICH LIES NORTH OF THE SOUTH LINE OF THE VACATED ALLEY SOUTH OF AND ADJOINING SAID BLOCK 3 AND SAID LINE EXTENDED EAST, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHTS OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-3 AND STORAGE SPACE S-3.

Common Address: 1653 River Street, Unit 302C, Des Plaines, IL 60016

Permanent Tax Index No: 09-16-303-029-1008

Exempt under Real Estate Transfer Tax Act Sec. 4

Pa. ε & Cook County Ord. 95104 Par. ε

Date 1/14/00 Sign. Ran D. [Signature]

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent and the grantee or his agent affirm that, to the best of their 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, 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.

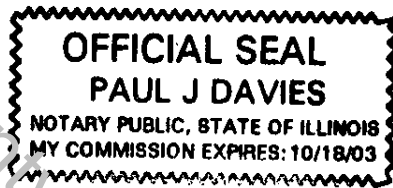
December 16, 1999

Shirley L. Peterson  
Grantor or Agent

Shirley L. Peterson  
Grantee or Agent

Subscribed and sworn to before me  
this December 16, 1999

Paul J. Davies  
Notary Public



Cook County Clerk's Office