

DEED IN TRUST  
(ILLINOIS)



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 GRANTOR FLORENCE K. STYX, a widow  
of the County of Cook and State of Illinois  
for and in consideration of Ten and no/100ths (\$10.00)  
DOLLARS, and other good and valuable considerations in hand paid,  
Convey and (WARRANT /QUIT CLAIM)\* unto  
Florence K. Styx, 5609 West 99<sup>th</sup> Place, Oak Lawn,  
Illinois 60453, as Trustee under Declaration of  
Trust dated JANUARY 16, 2000

(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:

Above Space for Recorder's Use Only

Lot 1 (except the West 2 feet) in the First Addition  
to Callaghan's Central Avenue Subdivision according to  
the plat thereof recorded of said First Addition  
aforesaid recorded September 8, 1965 as Document 19581602  
being a resubdivision of part of Lots 3 and 4 in of the  
Block 24 in Frederick H. Bartlett's Centralwood being a  
subdivision of the East half of the East half and the  
East half of the West half of the East half of Section 8  
Township 37 North, Range 13, East of the Third Principal  
Meridian (except railroad right of way) in Cook County,  
Illinois.  
Permanent Real Estate Index Number(s): 24 08 414 003 0000

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E SECTION 4 OF THE  
REAL ESTATE TRANSFER ACT.

2/1/00  
Dated [Signature] Attorney

Address(es) of real estate: 5609 West 99th Place, Oak Lawn, Illinois 60453

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.

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 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 aforesaid has hereunto set her hands and seal this 26 day of JANUARY, 19 2000.

X Florence K. Styx (SEAL) FLORENCE K. STYX (SEAL)

State of Illinois, County of Cook, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY

OFFICIAL SEAL CERTIFY that ARNOLD HOSKINS Florence K. Styx NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 03/19/03 personally known to me to be the same person whose name is subscribed

IMPRESS SEAL HERE

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 official seal, this 26th day of JANUARY, 19 2000 Commission expires 03/19 19 03 NOTARY PUBLIC

This instrument was prepared by COLLINS & COLLINS, 332 S. Michigan Ave., #605, Chicago, IL 60604 (Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: COLLINS & COLLINS (Name) 332 S. Michigan Ave., #605 (Address) Chicago, IL 60604 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Florence K. Styx (Name) 5609 W. 99th Place (Address) Oak Lawn, Illinois 60453 (City, State and Zip)

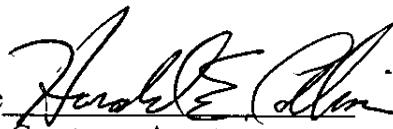
OR RECORDER'S OFFICE BOX NO.

# UNOFFICIAL COPY

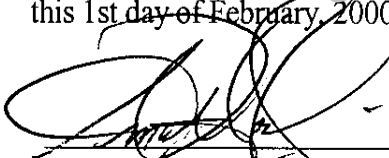
## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

The grantor or his agent affirms that, to the best of his 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, a partnership 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.

Dated: February 1, 2000

Signature   
Grantor or Agent

Subscribed and Sworn to by said Agent  
this 1st day of February, 2000.

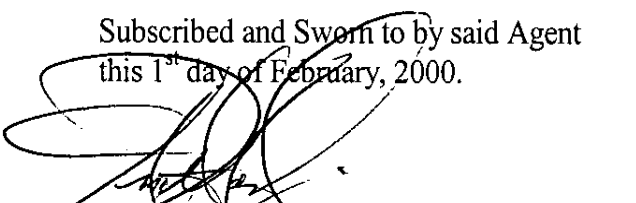
  
\_\_\_\_\_  
Notary Public

The grantee or his agent affirms and verifies that 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, a partnership 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 and hold title to real estate under the laws of the State of Illinois.

Dated: February 1, 2000

Signature   
Grantor or Agent

Subscribed and Sworn to by said Agent  
this 1<sup>st</sup> day of February, 2000.

  
\_\_\_\_\_  
Notary Public

**NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A Misdemeanor for subsequent offenses.**

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)