

# UNOFFICIAL COPY



00094253

## WARRANTY DEED IN TRUST

00094253

1234/0014 52 001 Page 1 of 3

2000-02-07 09:21:19

Cook County Recorder 25.50

THIS INDENTURE WITNESSETH, That the Grantor, DONALD AINSCOUGH, an unmarried person, of 814 Glenshire Road, Glenview, Illinois in the County of Cook, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, CONVEYS and QUITCLAIMS unto DONALD R. AINSCOUGH, of 814 Glenshire Road Glenview, Illinois, as trustee under the provisions of a trust agreement dated the twenty second (22) day of January, 2000, known as the "DONALD R. AINSCOUGH LIVING TRUST, dated January 22, 2000", the following described real estate in the County of Cook and State of Illinois, to wit:

The Above Space for Recorder  
Lot 55 in Arthur T. McIntosh and Company's Glenview Countryside, being a subdivision of that part of the West 1/2 of the Southeast 1/4 lying East of the East line of the right-of-way of Greenwood Road, of Section 33, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 04-33-402-026, Volume 134  
Address of Property: 814 Glenshire, Glenview, Illinois 60025

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; 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 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 persons 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 expedience 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.

5-11  
FJA  
PBF  
CWT

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 waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemptions of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set his hand and seal, this 22nd day of January, 2000.

*Donald Ainscough*  
DONALD AINSCOUGH, an unmarried person

(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 CERTIFY that DONALD AINSCOUGH, an unmarried person, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22nd day of January, 2000.



*G. John Marmet*  
G. John Marmet

Notary Public (Commission Expires 7/8/2003)

Exempt under Real Estate Transfer Tax Act  
Section 4, paragraph e, Dated 1/22/2000

Signed: *Donald Ainscough*

Deed prepared by: G. John Marmet, 950 Milwaukee Avenue, Suite 318, Glenview, Illinois 60025-3779

Mail to:  
G. John Marmet  
950 Milwaukee Avenue #318  
Glenview Illinois 60025-3779

Address of Property:  
(not part of above deed)  
814 Glenshire  
Glenview, Illinois 60025

Send Subsequent tax bills to:  
Donald R. Ainscough, trustee  
814 Glenshire  
Glenview, Illinois 60025

Property of Cook County Clerk's Office

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: Jan 22, 2000 Signature: Ronald Amcough  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor or Agent this 22nd day of January, 2000.



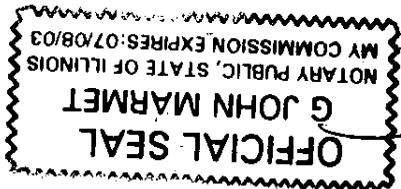
G. John Marmet, Notary Public

My Commission expires 7/8/2003

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 title to real estate under the laws of the State of Illinois.

Dated: Jan 22, 2000, Signature: Ronald P. Amcough Trustee  
Grantee or Agent

Subscribed and sworn to before me by the said Grantor or Agent this 22nd day of January, 2000.



G. John Marmet, Notary Public

My Commission expires 7/8/2003

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 Illinois Real Estate Transfer Tax Act.

UNOFFICIAL COPY

Property of Cook County Clerk's Office