



**DEED IN TRUST
(ILLINOIS)**

THE GRANTOR, DORY B. BROECKAERT, for and in consideration of the sum of **TEN (\$10.00) DOLLARS**, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, **Conveys and Warrants** unto

DORY B. BROECKAERT, 9411 Pamlico Lane, Great Falls, Virginia 22066, not individually but as trustee under the provisions of a declaration of trust dated January 21, 1995, as amended and restated, and known as the **DORY B. BROECKAERT TRUST**, and unto all successors in trust (hereinafter referred to as said "trustee", regardless of the number of trustees),

the entire undivided **one-half (1/2)** interest of the Grantor in the following described real estate in Cook County, Illinois, to wit:

**EXEMPT
CITY OF BURLINGAME
REAL ESTATE TRANSFER TAX**

SEE ATTACHED EXHIBIT "A"

*Better than to City Clerk
October 9, 2001*

Above Space for Recorder's Use Only

COMMONLY KNOWN AS: 87th Street and Oak Park Avenue, Burbank, Illinois

PERMANENT REAL ESTATE INDEX NOS.: 19-31-323-038 (LOT 301) AND 19-31-323-039 (LOT 302)

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said declaration of trust, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant in such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustees to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the 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 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 or title or interest in or about or easement appurtenant to said real estate 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 the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of said declaration of trust and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT. OF REVENUE
CLERK OF CIRCUIT COURT
CHICAGO, ILL.

such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said declaration of trust 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 declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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.

And said GRANTOR hereby states that this is not homestead property.

IN WITNESS WHEREOF, the GRANTOR aforesaid, DORY B. BROECKAERT, has executed this Deed in Trust on this 17 day of February, 2001.

Dory B. Broeckert (SEAL)
DORY B. BROECKAERT, Grantor

State of Virginia, County of Fairfax ss:

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that DORY B. BROECKAERT, 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, and certified that this is not homestead property.



Given under my hand and official seal, this 17 day of Feb, 2001

Commission expires June-30-2003
Kam Kubi
NOTARY PUBLIC

This instrument was prepared by Ronald G. Silbert, 33 N. LaSalle Street, Chicago, Illinois 60602
(Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

This Instrument Prepared By:
(and return to)

Ronald G. Silbert
Young, Rosen, Finkel & Silbert, Ltd.
33 N. LaSalle Street-Suite 2000
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

ZERNA M. BROOKIN
~~XXXXXXXXXXXX~~
1515 Astor Street, Apt. 25C
Chicago, Illinois 60610

Exempt under real estate transfer tax act sec. 200/31-45
Par. E and Cook County Ord. 95104 Par. E
Date 7-5-01 Sign Ronald G. Silbert

UNOFFICIAL COPY

0010952938

EXHIBIT "A" TO DORY B. BROECKAERT DEED IN TRUST

LOTS 301 AND 302 IN FREDERICK H. BARTLETT'S 2ND ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACRES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

Commonly known as: 87th Street and Oak Park Avenue, Burbank, Illinois

Permanent real estate index no.: 19-31-323-038 (Lot 301) and 19-31-323-039 (Lot 302)

Property of Cook County Clerk's Office



UNOFFICIAL COPY

0010952938

EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 October 5, 2001

Signature: Ronald G. Silbert
Grantor or Agent

Subscribed and sworn to before me
By the said Ronald G. Silbert
This 5th day of October, 2001
Notary Public Geraldine Holford



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 October 5, 2001

Signature: Ronald G. Silbert
Grantor or Agent

Subscribed and sworn to before me
By the said Ronald G. Silbert
This 5th day of October, 2001
Notary Public Geraldine Holford



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.)