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2000-03-21 11:43:19
Cook County Recorder 29.50

WARRANTY DEED IN TRUST



MAIL TO:

Rob Renfro, Esq.
Huck, Buoma, etal
1755 South Naperville Road
Wheaton, IL 60187



COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

NAME & ADDRESS OF TAXPAYER

Eileen C. Donnelly, Trustee
183 Roslyn Lane
Inverness, IL 60067

185557 ILL

THE GRANTORS, RICHARD S. DELUTRI and MARY E. DELUTRI, Husband and Wife, of P.O. Box 1904, in the City of Cave Creek, in the State of Arizona, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, EILEEN C. DONNELLY as Trustee under the provisions of THE EILEEN C. DONNELLY DECLARATION OF TRUST DATED MARCH 31, 1991 (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:

See Attached Legal Description


Permanent Tax No: 02-16-303-047-1111


Known As: 183 Roslyn Lane, Inverness, IL 60067

SUBJECT TO: (1) Real estate taxes for the year 1999 and subsequent years; (2) Covenants, conditions, restrictions and easements apparent or of record; (3) All applicable zoning laws and ordinances; (4) Building, building line and use or occupancy restrictions, conditions and covenants of record; (5) Zoning laws and ordinances; (6) Easements for public utilities; (7) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

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.

Property of Cook County Clerk's Office

STATE OF ILLINOIS
STATE TAX

MAR. 21.00
COOK COUNTY
0000000100
REAL ESTATE TRANSFER TAX
00404.50
FP351009

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

MAR. 21.00
REVENUE STAMP
0000000095
REAL ESTATE TRANSFER TAX
00202.25
FP351021

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 options to purchase the whole or any party 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.

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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 Trust, 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.

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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 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 exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hand and seal this 13th day of March, 2000.

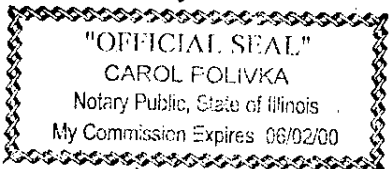
[Signature]
Richard S. Delutri

Mary E. Delutri
Mary E. Delutri

STATE OF ILLINOIS)
) Ss.
COUNTY OF Du PAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Richard S. Delutri and Mary E. Delutri, personally known to me to be the same person(s) who 'se name(s) 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 notary seal, this 13th day of March, 2000.



Carol Folivka
Notary Public

My commission expires: 6-2-00

Prepared By: LEIGH R. PIETSCH, 1776 NAPERVILLE RD., BLDG. A, SUITE 200, WHEATON, IL 60187

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