

DEED IN TRUST



The GRANTOR, GENE SCHUSTER, married to RUTH SCHUSTER, of the City of Park Ridge, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS to GENE P. SCHUSTER, as trustee of the Gene P. Schuster Declaration of Trust dated January 16, 2002

and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 09-16-100-038

Address of Real Estate: 1566 G Woodland Avenue, Des Plaines, IL 60016

THIS IS NOT HOMESTEAD PROPERTY

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

# UNOFFICIAL COPY

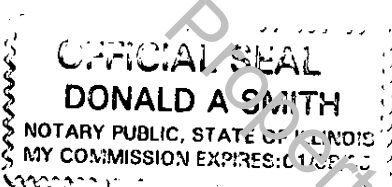
The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 16<sup>th</sup> day of January, 2002

Gene Schuster  
GENE SCHUSTER

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 **GENE SCHUSTER**, 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.



Given under my hand and official seal, this 16<sup>th</sup> day of January, 2002

Exempt deed or instrument eligible for recordation without payment of tax.

Commission expires January 8, 2005

Donald A. Smith  
Notary Public 1-29-02

This instrument was prepared by: Donald A. Smith, Esq., Suite 800, Golf Mill Professional Building, Niles, IL 60714

### LEGAL DESCRIPTION

PARCEL 1: THE EAST 18.0 FEET OF THE WEST 141.0 FEET OF THE NORTH 82.91 FEET OF THE SOUTH 230.83 FEET OF LOT 4, ALSO THE EAST 9.68 FEET OF THE WEST 53.26 FEET (BOTH MEASURED ON THE NORTH LINE) OF LOT 5 (EXCEPT THE SOUTH 230.83 FEET THEREOF) ALL IN BLOCK 17 (SLOCUM BLOCK) IN PARK ADDITION TO DES PLAINES, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "1" THERETO ATTACHED MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 31, 1957 KNOWN AS TRUST NUMBER 18984, DATED JUNE 25, 1959 AND RECORDED AUGUST 20, 1959 AS DOCUMENT NUMBER 17635762 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 31, 1957 KNOWN AS TRUST NUMBER 18984, TO 1<sup>ST</sup> FEDERAL HOMES, INCORPORATED, DATED MARCH 30, 1959 AND RECORDED OCTOBER 27, 1959 AS DOCUMENT NUMBER 17695770, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph C, Section 4, Real Estate Transfer Tax Act

1/16/02  
Date

Donald A. Smith  
Attorney for Grantor

Send subsequent tax bills to:

Mail To Donald A. Smith, Esq.  
Suite 800, Golf Mill Professional Building  
Niles, IL 60714

Mr. Gene P. Schuster  
2339 Oak Tree Lane  
Park Ridge, IL 60068

OR Recorder's Office Box No. \_\_\_\_\_

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## STATEMENT BY GRANTOR AND GRANTEE

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.

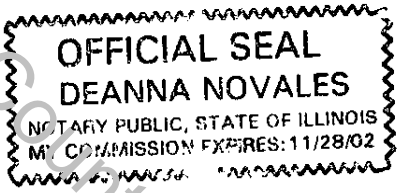
Dated Jan 16, 2002

Signature:

David A. Smith, agent  
Grantor or agent

Subscribed and sworn to before me this 16<sup>th</sup> day of January, 2002.

Deanna Novales  
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 Jan 16, 2002

Signature:

David A. Smith, agent  
Grantee or agent

Subscribed and sworn to before me this 16<sup>th</sup> day of January, 2002.

Deanna Novales  
Notary Public

