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2002-07-09 11:52:26  
Cook County Recorder 23.50

DEED IN TRUST

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 (NAME AND ADDRESS)

Donald F. Walter, married to  
Lynn Walter and Cynthia L. Rizzo,  
married to Larry Rizzo



(The Above Space For Recorder's Use Only)

of the Village of Downers Grove County of DuPage, and State of Illinois, in consideration of the sum of - 10 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Charles A. Labotka as Trustee, under the terms and provisions of a certain Trust Agreement dated the 12th day of November 19 99, and designated as Trust No. The Charles A. Labotka Revocable Trust 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): 15-36-302-050-0000

Address(es) of Real Estate: 68 Lawton, Riverside, Illinois 60546

GRANTORS WARRANT THAT THIS IS NOT HOMESTEAD PROPERTY AS TO THE SPOUSES OF GRANTORS  
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 enquire 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.

AGTF, INC.

SEE REVERSE SIDE ▶

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

The Grantor S hereby waive    and release    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 10 day of June 2002

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Donald F. Walter (SEAL)

Cynthia L. Rizzo (SEAL)

State of Illinois, County of    District Page   



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

personally known to me to be the same person    whose name    subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that    h    signed, sealed and delivered the said instrument as    free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 10 day of June 2002

Commission expires    19   

This instrument was prepared by Richard J. Lackner, 921 Curless Street, Downers Grove, IL 60515 (NAME AND ADDRESS) NOTARY PUBLIC

## Legal Description

THE WEST 50 FEET OF THE EAST 100 FEET OF LOT 384 IN BLOCK 10 IN SECOND DIVISION OF RIVERSIDE IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

STATE TAX

JUL.-2.02

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000032125

REAL ESTATE TRANSFER TAX

0028500

FP326652

COUNTY TAX

JUL.-2.02

REVENUE STAMP

0000032029

REAL ESTATE TRANSFER TAX

0014250

FP326665

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { David C. Newman (Name)  
1 Riverside Road, Suite 3C (Address)  
Riverside, IL 60546 (City, State and Zip)

Charles A. Labotka (Name)  
68 Lawton (Address)  
Riverside, IL 60546 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.