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2000-04-05 12:15:52
Cook County Recorder 27.50

GEORGE E. COLE® No. 1990-REC
LEGAL FORMS November 1997

DEED IN TRUST
(ILLINOIS)



00238480

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 GRANTORS Alvin J. Kvistad and Alice B. Kvistad, of 1543 Monroe, Unit #1, River Forest of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) and 00/100 DOLLARS, and other good and valuable considerations in hand paid, Convey and ~~XXXXXX~~/QUIT CLAIM*) unto Alvin J. Kvistad and Alice B. Kvistad 1543 Monroe, Unit #1, River Forest, Illinois 60305

Above Space for Recorder's use only

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement, dated the 30th day of March 2000 and known as Alvin J. and Alice B. Kvistad, Revocable Trust (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 Legal description for 1543 Monroe, Unit #1, River Forest, Illinois attached hereto and made a part hereof, including Garage Unit # G-4.

Permanent Real Estate Index Number(s): 15-01-202-028-1002 and 15-01-202-028-1033

Address(es) of real estate: 1543 Monroe, Unit #1, River Forest, IL 60305

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, street, 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 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 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.

EXEMPTION PROVIDED
DEPUTY CLERK
COOK COUNTY CLERK'S OFFICE

I hereby declare that this Deed presents a transaction exempt under the provisions of Subsection E of Section 31-45 of the Real Estate Transfer Tax Act as amended by Public Act 91-555

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 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, hers, 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.

And the said grantors hereby expressly waive and release 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 hereunto set their hands and seal this 30th day of March, 2000

Alice B. Kvistad (SEAL) Alvin J. Kvistad (SEAL)

State of Illinois, County of Kendall ss.

the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alvin J. Kvistad and Alice B. Kvistad, his wife

personally known to me to be the same persons whose names 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 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 30th day of March, 2000

Commission expires 12-24-02 19 John J. Caulfield NOTARY PUBLIC

This instrument was prepared by John J. Caulfield, 2 Abbeyfeale Dr., Oswego, IL. 60543-9486 (Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

John J. Caulfield (Name)

Alvin J. Kvistad (Name)

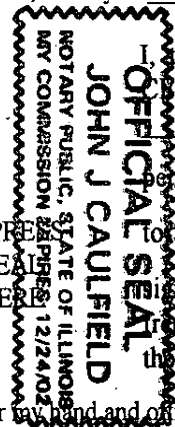
MAIL TO: 2 Abbeyfeale Drive (Address)

1543 Monroe, Unit #1 (Address)

Oswego, IL. 60543-9486 (City, State and Zip)

River Forest, IL. 60305 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.



EXEMPTION PROVIDED BY VILLAGE OF COOK COUNTY CLERK'S OFFICE

Property of

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST
Debra M. ...

PARCEL 1:
UNIT 1543-1 AND GARAGE UNIT G-4, IN NORWAY HOUSE CONDOMINIUM,
AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED
PARCEL OF REAL ESTATE: LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 19.64
FEET THEREOF) AND ALSO INCLUDING THAT PART OF LOTS 1, 4 AND 5
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF
SAID LOT 1: THENCE NORTHERLY 19.64 FEET ALONG THE EAST LINE OF
SAID LOT 1 TO THE PLACE OF BEGINNING THENCE WESTERLY 18.0 FEET
ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 1: THENCE
SOUTHERLY 76.5 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF
SAID LOT 1: THENCE NORTHEASTERLY 18.75 FEET TO A POINT 71.0
FEET SOUTH OF THE PLACE OF BEGINNING, SAID POINT ALSO BRING ON
THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1: THENCE
NORTHERLY 71.0 FEET ALONG EAST LINE OF LOT 1 TO THE PLACE OF
BEGINNING IN BLOCK 2 IN O.C. BRAESE'S SUBDIVISION OF THE EAST
1/2 OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 1,
TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS
ATTACHED AS EXHIBIT D TO DECLARATION OF CONDOMINIUM MADE BY
RIVER FOREST STATE BANK AND TRUST COMPANY, AS TRUSTEE UNDER
TRUST AGREEMENT DATED FEBRUARY 20, 1979 AND KNOWN AS TRUST NO.
2458 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK
COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25104171, TOGETHER WITH
ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1
AND 2 AS SET FORTH IN THE AGREEMENT OF EASEMENTS RECORDED AS
DOCUMENT 25104170 TOGETHER WITH THE TENEMENTS AND APPURTENANCES
THERE UNTO BELONGING.

PERMANENT INDEX NUMBER: 15-01-202-028-1002
PERMANENT INDEX NUMBER: 15-01-202-028-1033

Commonly known as 1543 Monroe, Unit #1, River Forest, IL. 60305

STATEMENT BY GRANTOR AND GRANTEE

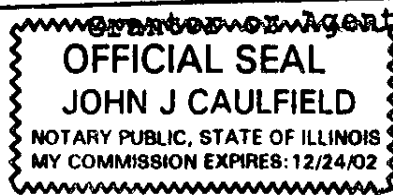
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 MARCH 30, 19 2000

[Handwritten Signature]

Signature: _____

Subscribed and sworn to before me by the said ALVIN T. KUISMA this 30th day of MARCH, 19 2000
Notary Public John J. Caulfield



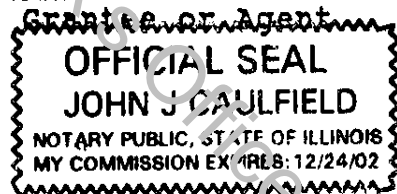
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 MARCH 30, 19 2000

[Handwritten Signature]

Signature: _____

Subscribed and sworn to before me by the said ALVIN T. KUISMA this 30th day of MARCH, 19 2000
Notary Public John J. Caulfield



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.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES