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DEED IN TRUST

UNOFFICIAL COPY

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2000-05-17 13:04:27
Cook County Recorder 25.50



00354371

GRANTOR(S), EDWARD BREDBERG and ELLA J. BREDBERG, husband and wife, of 2 Dunbar Lane, Rolling Meadows, Illinois 60008, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY(S) and QUIT CLAIMS to: Edward Bredberg, as Trustee of the Edward Bredberg Trust dated March 15, 2000, Edward Bredberg, beneficiary, an undivided 1/2 Interest and Ella Jane Bredberg, as Trustee of the Ella Jane Bredberg Trust dated March 15, 2000, Ella Jane Bredberg, beneficiary, an undivided 1/2 Interest, as Tenants in Common, of 2 Dunbar Lane, Rolling Meadows, Illinois 60008, 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.)

For Recorder's Use

PERMANENT INDEX NUMBER(S): 02-26-315-011

Commonly known as: 2 Dunbar Lane, Rolling Meadows, Illinois 60008

ATGF, INC

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, divided 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, streets, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases 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.

All 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(s) and release(s) 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 27th day of April, 2000.

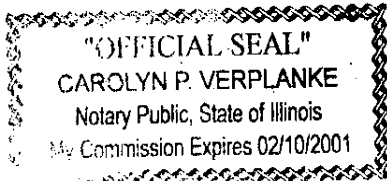
Edward Bredberg (SEAL) EDWARD BREDBERG

Ella Jane Bredberg (SEAL) ELLA J. BREDBERG

STATE OF ILLINOIS)) SS. COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that EDWARD BREDBERG and ELLA J. BREDBERG, personally known to me to be the same person(s) whose name(s) 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 my hand and seal this 27th day of April, 2000.



Carolyn P. Verplanke Notary Public

LEGAL DESCRIPTION

PARCEL I: LOT 11 IN WINTHROP VILLAGE, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1968 AS DOCUMENT NUMBER 20552835, IN COOK COUNTY, ILLINOIS.

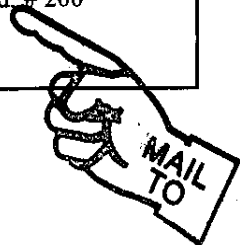
PARCEL II: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL I AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 20552836 AND AS CONTAINED IN THE PLAT RECORDED JULY 16, 1968 AS DOCUMENT NUMBER 20552835, IN COOK COUNTY, ILLINOIS.

This transfer exempt from taxation pursuant to Section 7(a) of the Real Estate Transfer Tax Act.

Charlotte S. Potucek 4/27/00 Attorney Date

City of Rolling Meadows, IL Real Estate Transfer Stamp. DATE 5/1/00 \$ 20.00 ADDRESS 2 Dunbar 0238 Initial CL

Table with 3 columns: Deed prepared by (Charlotte Skroch Potucek), Send tax bill to (Edward and Ella Jane Bredberg, Trustees), After recording return to (Charlotte Skroch Potucek).



STATEMENT BY GRANTOR AND GRANTEE

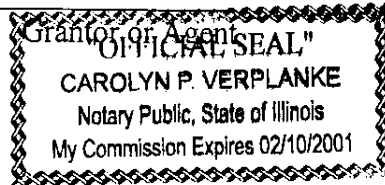
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 4/27/00

Edward Bredberg
Edward Bredberg

Signature: Ella J. Bredberg
Ella J. Bredberg

Subscribed and Sworn to before me this
April 27, 2000.



Carolyn P. Verplanke
Notary Public

The grantee or the grantee's 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: 4/27/00

Edward Bredberg
Edward Bredberg, Trustee

Signature: Ella Jane Bredberg
Ella Jane Bredberg, Trustee

NOTE: Any person who knowingly submits 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and Sworn to before me this
April 27, 2000

Carolyn P. Verplanke
Notary Public

