

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

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 JAMES BURLEY JENSEN and  
NORA C. JENSEN, his wife,

of the County of Cook and State of Illinois  
for and in consideration of TEN and NO/100---(\$10.)

Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANTS) ~~XXXXXX~~ unto

JAMES BURLEY JENSEN  
646 North Ashland  
LaGrange Park, Illinois 60525

03026975

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the DECEMBER 20, 1993 and known as ~~XXXX~~  
the JAMES BURLEY JENSEN DECLARATION OF TRUST  
~~XXXXXXXXXXXXXXXXXXXX~~ (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor of  
successors in trust under said trust agreement, the following described real estate in the County of Cook and State of

Illinois, to wit: Lot 1 in Block 2 in Small's Addition to LaGrange being a Subdivision of that  
part of the North East quarter of South West quarter of Section 33, Township 39 North, Range  
12, East of the Third Principal Meridian, lying West of Fifth Avenue also to Lot "A" in  
A. H. Komman's Subdivision in LaGrange Park according to the plat recorded on December 7,  
1897, as document 2623975, Book 74 of plats, page 47 in Cook County, Illinois.

15-33-305-014-0000 and 15-33-305-015-0000

Address(es) of real estate: 646 North Ashland, LaGrange Park, 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.

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 bequeath, 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 present or in  
future, and upon any terms and for any period or periods of time not exceeding in the case of any single demise the term of 99 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 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 here specified, at any time or times hereafter.

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 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, except, 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 S. 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 grantor S. aforesaid have hereunto set their hands and seals this

day of December 1993

Nora C. Jensen (SEAL)  
NORA C. JENSEN

James Burley Jensen (SEAL)  
JAMES BURLEY JENSEN

State of Illinois, County of Cook ss.

IMPRESS  
OFFICIAL SEAL  
Kurt Heerwagen  
Notary Public, State of Illinois  
Commission Expires Jan 21, 1997

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY  
CERTIFY that JAMES BURLEY JENSEN and NORA C. JENSEN, his wife,  
personally known to me to be the same person s. whose 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 official seal, this

9th day of December, 1993  
Kurt Heerwagen  
NOTARY PUBLIC

Commission expires 19

This instrument was prepared by KURT HEERWAGEN 2914 South Harlem Avenue  
(NAME AND ADDRESS) Riverside, IL  
60546

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE



KURT HEERWAGEN  
(Name)  
2914 South Harlem Avenue  
(Address)  
Riverside, Illinois 60546  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
J. B. JENSEN  
(Name)  
646 Ashland  
(Address)  
LaGrange Park, Illinois 60525  
(City, State and Zip)

25.50  
APR

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
NON TAXABLE CONSIDERATION  
03026975

*[Handwritten signature]*

12-9-93

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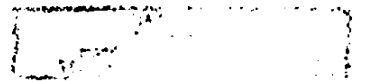
Deed in Trust

TO

GEORGE E. COLE,  
LEGAL FORMS

Property of Cook County Clerk's Office

03026975



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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 December 9, 1993 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 9 day of December 19 93.  
Notary Public Joann M. Kinsella



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 December 9, 1993 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 9 day of December 19 93.  
Notary Public Joann M. Kinsella



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.

03026975

(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.)