

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, rent 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, 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.

Address(es) of Real Estate: 319 S. Rammer Avenue, Arlington Heights, Illinois 60004

Permanent Index Number (PIN): 03-33-220-004-0000

THIS DOCUMENT IS BEING RECORDED TO CORRECT A TYPOGRAPHICAL ERROR IN THE LAST NAME OF ONE OF THE GRANTEEES, AS TRUSTEE, OF VICTOR A. LARSON AND TO HOLD SAID REAL ESTATE AND APPURTENANCES HERETO UPON THE TRUSTS SET FORTH IN SAID TRUST AGREEMENT AND FOR THE FOLLOWING USES:

of the Village of Arlington Heights, County of Arlington Heights, and State of Illinois, in consideration of the sum of TEN and 00/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to \_\_\_\_\_ as Trustee \_\_\_\_\_, under the terms and provisions of a certain Trust Agreement dated the \_\_\_\_\_ day of \_\_\_\_\_, 2003, and designated as VICTOR A. LARSON TRUST, 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.)


\* VICTOR A. LARSON, LINDA JOHNSON and PETER JOHNSON, or the survivor of them  
VICTOR A. LARSON

**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)  
 VICTOR A. LARSON and  
 JEANNE E. LARSON, his wife  
 319 S. Rammer Avenue

(The  
 Cook County Recorder of Deeds  
 Eugene "Gene" Moore Fee: \$28.00  
 0324149124



Date: 08/29/2003 12:16 PM Pg: 1 of 3

(The  
 Cook County Recorder of Deeds  
 Eugene "Gene" Moore Fee: \$28.50  
 0316349108



Date: 08/12/2003 09:24 AM Pg: 1 of 3

3  
 2  
 1

UNOFFICIAL COPY

RECORDER'S OFFICE BOX NO

OR

MAIL TO:

Victor L. Larson  
 (Name)  
 319 S. Rammer Ave.  
 (Address)  
 Arlington Heights, IL. 60004  
 (City, State and Zip)

Dennis Wm. Kemp  
 (Name)  
 One E. Northwest Hwy. Suite 101  
 (Address)  
 Palatine, IL. 60067  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

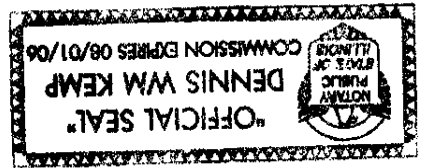
In Steitzners Greenview Estates Third Addition, being a subdivision of part of the West Half (1/2) of the East Three Quarters (3/4) of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 33, Township 42 North, Range 11, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on October 7, 1959, as Document Number 1890124.

Legal Description  
 LOT FORTY-FIVE  
 (45)

This instrument was prepared by Dennis Wm. Kemp, One E. Northwest Hwy., Palatine, IL. 60067 (NAME AND ADDRESS)

Commission expires \_\_\_\_\_ day of \_\_\_\_\_, 2003

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2003



and purposes therein set forth, including the release and waiver of the right of homestead.

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 Victor A. Larson and Jeanne E. Larson his wife 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 \_\_\_\_\_ 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.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2003

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 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.

# UNOFFICIAL COPY

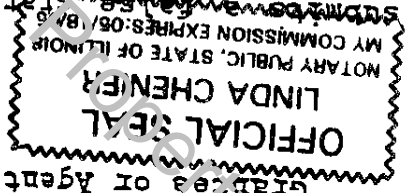
RECORDED OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS



## EUGENE "GENE" MOORE

(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.)

NOTE: Any person who knowingly 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.

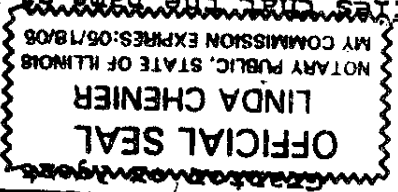


Subscribed and sworn to before me  
by the said Gene Moore  
day of June 10, 192003  
Notary Public

Signature: Gene Moore  
Grantee or Agent

Dated June 10, 192003

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.



Subscribed and sworn to before me  
by the said Gene Moore  
day of June 10, 192003  
Notary Public

Signature: Gene Moore  
Grantee or Agent

Dated June 10, 192003

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.

STATEMENT BY GRANTOR AND GRANTEE