

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

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04002910

DEPT-01 RECORDING #25.00
142222 TRAN 2214 11/29/94 14:38:00
17860 \$ KB M-04-002940
COOK COUNTY RECORDER

THE GRANTOR **MARGARET E. NAVARRO**, divorced
and not since remarried

of the County of Cook and State of Illinois
for and in consideration of Ten and no/100 (\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT OF QUITCLAIM) unto

04002910

MARGARET E. NAVARRO
1746 LINNEMAN ST. GLENVIEW, IL 60025

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 28th day of November, 1994 and known as **THE MARGARET E. NAVARRO DECLARATION OF TRUST**, 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

RIDER ATTACHED

Permanent Real Estate Index Number (s) 04-35-312-053-1004

Address(es) of real estate 1746 LINNEMAN ST., GLENVIEW, IL 60025

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 create 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 present 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 125 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.

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 thereto, and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such 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, as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above land is now or hereafter registered in the Registrar of Titles is hereby directed not to be registered 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 hereby expressly waives and releases 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 Margaret E. Navarro hereunto set of hand and seal this 28th day of November, 1994.

MARGARET E. NAVARRO

Notary Public Seal of Cook County, Illinois
JAMES WELTER
NOTARY PUBLIC, STATE OF ILLINOIS
100 W. MONROE ST., CHICAGO, ILL. 60603

the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARGARET E. NAVARRO, DIVORCED** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 28th day of November, 1994.

Commission expires 11/28/97 in Illinois
NOTARY PUBLIC

This instrument was prepared by **JAMES E. WELTER, 100 WEST MONROE ST., CHICAGO, IL 60603**
(NAME AND ADDRESS)

*USE WARRANT FOR QUIT CLAIM AS PARSED BY SIRE

MAIL TO { **JAMES E. WELTER**
(Name)
100 W. MONROE ST.
(Address)
CHICAGO, IL 60603
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO _____
(Name)

(Address)

(City, State and Zip)

OR RECORDED IN OFFICE BOX NO. _____

ATTN: RIDERS FOR REVENUE STAMPS HERE

James E. Welter
11/29/94

04002910

2550

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Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

01-22-2010

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04062910

RIDER

UNIT 1746 AS DELINEATED ON SURVEY OF LOTS 24, 25 and 26 IN BLOCK 2 IN DEWES ADDITION TO OAK GLEN (EXCEPT 4½ ACRES IN THE NORTH EAST CORNER OF THE SOUTH WEST QUARTER OF SECTION 35, TS 42 N., RANGE 12 EAST OF THE 3RD PRINCIPAL MERIDIAN) A SUBDIVISION OF THAT PORTION OF THE N½ OF THE SW¼ AND THE SE¼ OF SAID SECTION 35 LYING BETWEEN CHICAGO MILWAUKEE AND ST. PAUL RAILROAD AND PUBLIC HIGHWAY RUNNING FROM OAK GLEN TO NILES KNOWN AS THE WAUKEGAN RD IN COOK COUNTY, IL. (HEREINAFTER REFERRED TO AS "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY FIRST BANK OF OAK PARK AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1965, AND KNOWN AS TRUST NO. 6912, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, IL AS DOC. NO. 22,986,282 TOGETHER WITH AN UNDIVIDED 19% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

04062910

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Property of Cook County Clerk's Office

01/01/01

STATEMENT BY GRANTOR AND GRANTEE
UNOFFICIAL COPY

Grantor or his agent affirms that, to the best of his knowledge, the
of the grantee shown on the deed or assignment of beneficial interest
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.

11/29, 1907 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
by the said James E. Welter
29th day of November

OFFICIAL SEAL
JOAN NEENAN
Notary Public, State of Illinois
My Commission Expires 9-21-07

Notary Public Joan Neenan

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.

11/29, 1907 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
by the said James E. Welter
29th day of November

OFFICIAL SEAL
JOAN NEENAN
Notary Public, State of Illinois
My Commission Expires 9-21-07

Notary Public Joan Neenan

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.

Deed to deed or ABL to be recorded in Cook County, Illinois, if
permitted under the provisions of Section 4 of the Illinois Real Estate
Transfer Tax Act.)

040033910
040033910

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IN WITNESS WHEREOF,
I have hereunto set my hand and
the seal of the County of Cook,
Illinois, this _____ day of _____, 20__.

IN WITNESS WHEREOF,
I have hereunto set my hand and
the seal of the County of Cook,
Illinois, this _____ day of _____, 20__.

Property of Cook County Clerk's Office

60-200000

60-200000