

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

4055082

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

ROSEMARY D. THUROW, of 710 N. Hamlin,  
Park Ridge,

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,  
Conveys and (WARRANTS ~~QUIT CLAIM~~) unto ROSEMARY

D. THUROW, Park Ridge, IL, as Trustee of and  
under the provisions of THE ROSEMARY D. THUROW

DECLARATION OF TRUST DATED NOVEMBER 14, 1994 (The Above Space For Recorder's Use Only)

DEPT-01 RECORDING \$25.50  
T00012 TRAN 9545 12/19/94 15:00:00  
#1594 \$ SK \*--04--055082  
COOK COUNTY RECORDER

as Trustee under the provisions of a trust agreement dated the 14th day of November, 1994, and 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 \_\_\_\_\_ and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND EXPRESSLY MADE A PART  
HEREOF.

Permanent Real Estate Index Number: 09-27-221-036-0000  
Address(es) of real estate: 710 N. Hamlin, Park Ridge, IL. 60068

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 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 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 way 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 presumed to inquire into any of the terms of said trust agreement; and every 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 as such, 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," "upon condition," "with limitation," 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 aforesaid has hereunto set her hand and seal this 29th day of November, 1994.  
Rosemary D. Thurow (SEAL)

ROSEMARY D. THUROW  
State of Illinois, County of Cook

OFFICIAL SEAL  
MARC L. BROWN  
NOTARY PUBLIC  
STATE OF ILLINOIS  
My Commission Expires August 30, 1995

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROSEMARY D. THUROW 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, free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

day of November 19 94  
MARC L. BROWN  
NOTARY PUBLIC

Commission expires August 30, 19 95

This instrument was prepared by MARC L. BROWN, 444 N. NW Hwy. Ste. 155, Park Ridge, IL. 60068

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE.

PROPERTY OF RECORDER'S OFFICE  
CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO 9257



04055082

THIS DEED IS EXEMPT PURSUANT TO SECTION 40-2 OF THE REAL ESTATE TRANSFER TAX ACT.  
Date: 11/29/94 Marc L. Brown Notary for Grantor

MAIL TO: THE LAW OFFICE S OF  
MARC L. BROWN  
444 N. NORTHWEST HWY.  
STE 155  
PARK RIDGE, IL 60068-3244  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
Rosemary D. Thurow  
710 Hamlin (Name)  
Park Ridge, Illinois 60068  
(Address)  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

25 1/8

UNOFFICIAL COPY

Deed in Trust

TO

Property of Cook County Clerk's Office

GEORGE E. COLE  
LEGAL FORMS

04055082

Legal Description:

**UNOFFICIAL COPY**

LOT 4 IN SCAFA'S REBUNDIVISION OF LOTS 1, 2, 4 AND 5 IN THE FIRST ADDITION TO HAMLIN-BROADWAY ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 4 IN COLUMBIA SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF RAILROAD OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 05, 1960, AS DOCUMENT NUMBER 17749832, ALSO THE VACATED SOUTH 1/2 OF MILTON AVENUE, LYING EAST OF THE EAST LINE OF BROADWAY AVENUE, EXTENDED NORTH AND LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY'S RIGHT OF WAY, ALSO VACATED AVONDALE AVENUE, LYING WEST OF THE WEST LINE OF HAMLIN AVENUE EXTENDED NORTH, AND SOUTH OF SOUTH LINE OF MILTON AVENUE EXTENDED EAST (EXCEPT THE NORTH 25 FEET, AS OF MILTON AVENUE EXTENDED EAST (EXCEPT THE NORTH 25 FEET, AS MEASURED ON THE WEST LINE OF HAMLIN AVENUE, OF THE EASTERLY 9.0 FEET AS MEASURED ON THE NORTH LINE OF SAID AVONDALE AVENUE) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

FILED

50000000

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# UNOFFICIAL COPY

## 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 12/8, 1994

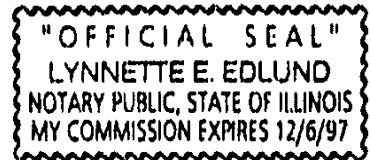
Signature: Marc L Brown  
Grantor or Agent

Subscribed and sworn to before me

by the said Marc L Brown

this 8<sup>th</sup> day of December, 1994

Notary Public Lynnette E. Edlund



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 12/8, 1994

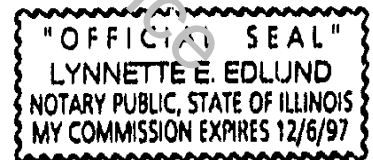
Signature: Marc L Brown  
Grantee or Agent

Subscribed and sworn to before me

by the said Marc L Brown

this 8<sup>th</sup> day of December, 1994

Notary Public Lynnette E. Edlund



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.)

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