

# UNOFFICIAL COPY



Doc#: 0411712153  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 04/28/2004 11:42 AM Pg: 1 of 3

## DEED IN TRUST (ILLINOIS)

### THE GRANTOR

Robert F. Johnson & Donna M. Johnson  
2407 S. Kenilworth  
Berwyn, IL 60402

Above space for Recorder's Office Only

of the County of Cook and State of ILLINOIS for and in consideration of the sum of (\$10.00) TEN AND 00/100'S DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEY and Quit Claims to Robert F. Johnson & Donna M. Johnson, as Trustee under the terms and provisions of a certain Trust Agreement dated the 35 day of September 03 and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: Lot 45 and Lot 46 in Block 43 in Walleck's Subdivision of Blocks 43 and 44 in the subdivision of Section 19, Township 39 North, Range 13, East of the Third Principal Meridian (except the South 300 acres thereof).

Permanent Real Estate Index Number(s): 16-19-121-002-0000 & 16-19-121-003-0000  
Address(es) of real estate: 1405 Clinton, Berwyn, IL 60402

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

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 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 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 99 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 inquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, 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 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 into 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 person claiming under said Trust Agreement, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and shall be 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.

NAME AGENT/SELLER STATE

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 2 OF THE BERWYN CITY  
CODE SEC. 888.06 AS A REAL ESTATE  
TRANSACTION.  
DATE 4/15/04 TELLER AW

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P-3  
M-1  
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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County Carol Zitko are then appointed as Successor Co-Trustees 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 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 waives and releases 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.

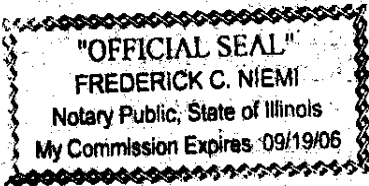
DATED this 26th day of March, 2004

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

Donna M. Johnson (SEAL) \_\_\_\_\_ (SEAL)  
Donna M. Johnson

Robert F. Johnson (SEAL) \_\_\_\_\_ (SEAL)  
Robert F. Johnson

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Donna M. Johnson personally known to me to be the same person(s) whose name(s) is 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 26th day of March, 2004.

Commission expires 20

[Signature]  
 NOTARY PUBLIC

This instrument was prepared by: FREDERICK C. NIEMI, 15 LONGCOMMON ROAD, RIVERSIDE, IL 60546

MAIL TO:

Frederick C. Niemi  
15 Longcommon Road  
Riverside, IL 60546

SEND SUBSEQUENT TAX BILLS TO:

Mr. & Mrs. Johnson  
2407 Kenilworth  
Berwyn, IL 60402

OR Recorder's Office Box No. \_\_\_\_\_

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4 OF THE TRANSFER TAX ACT

3/26/04 [Signature]  
 DATE NAME AGENT/SELLER/ATTY

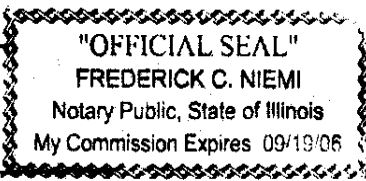
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## STATEMENT BY GRANTOR AND GRANTEE

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 March 26, 2004 Signature: Nicolette Krusz  
Grantor or Agent

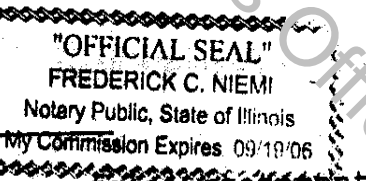
Subscribed and Sworn to before me by the said Nicolette Krusz this 26 day of March, 2004.  
Notary Public [Signature]



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: March 26, 2004 Signature: Nicolette Krusz  
Grantee or Agent

Subscribed and Sworn to before me by the said Nicolette Krusz this 26 day of March, 2004.  
Notary Public [Signature]



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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