

DEED IN TRUST

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Doc#: 0530132000 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/28/2005 08:33 AM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS)

Clifford R. Schwartz,  
A Widower, and not since  
remarried,

8542 School Street

(The Above Space For Recorder's Use Only)

of the Village of Morton Grove County of Cook, 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 James C. Schwartz & Donna Rae Schwartz as Trustee<sup>s</sup>, under the terms and provisions of a certain Trust Agreement dated the 3<sup>rd</sup> day of September, 2005, and designated as Trust No. \*, 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.) \* Schwartz Family Trust Dated September 3<sup>rd</sup> 2005

Permanent Index Number (PIN): 10-20-117-005-0000

Address(es) of Real Estate: 8542 School Street, Morton Grove, IL 60053

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 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 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, rental 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, 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 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.

# UNOFFICIAL COPY

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<sup>S</sup> and release<sup>S</sup> 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.

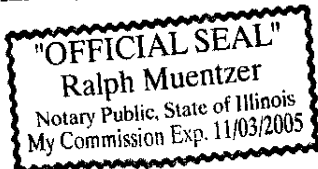
DATED this 3<sup>rd</sup> day of September 2005

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Clifford R. Schwartz (SEA)  
Clifford R. Schwartz (SEA)

EXEMPT-PURSUANT TO SECTION 1-11-5 VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP (SEAL)  
EXEMPTION NO. 05787 DATE 9-11-05  
ADDRESS 8542 School Street (VOID IF DIFFERENT FROM DEED) (SEAL)  
BY Jayne Bulla

State of Illinois, County of \_\_\_\_\_ ss. I, the undersigned, a Notary Public in and for



said County, in the State aforesaid. DO HEREBY CERTIFY that Clifford R. Schwartz, A Widower 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 \_\_\_\_\_ he signed, sealed and delivered the said instrument as \_\_\_\_\_ his \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 3<sup>rd</sup> day of September 2005

Commission expires \_\_\_\_\_ 20 \_\_\_\_\_  
This instrument was prepared by Ralph Muentzer, 13305 S. Ridgeland Ave., Unit C, (NAME AND ADDRESS) Palos Heights, IL 60463

### Legal Description

LOT 1 IN SCHMITZ MORTON GROVE SUBDIVISION OF LOTS 2 AND 9 IN THE CIRCUIT COURT PARTITION OF LOTS 19 AND 24 IN THE COUNTY CLERK'S DIVISION OF SECTION 20 AND THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 19, AND THAT PART OF THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 20, LYING BETWEEN AND BOUNDED BY THE SOUTH LINE OF SAID LOT 24 IN COUNTY CLERK'S DIVISION AND THE NORTH LINE OF MILLER'S MILL ROAD ALL IN TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

MAIL TO: James C. Schwartz (Name)  
8542 School St. (Address)  
Morton Grove, IL 60053 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
James C. Schwartz (Name)  
8542 School St. (Address)  
Morton Grove, IL 60053 (City, State and Zip)

OR RECORDER'S OFFICE BOXING PAR. \_\_\_\_\_ AND COOK COUNTY ORD. 95164 PAR. 2  
DATE 9-2-05 SIGNATURE Ralph Muentzer

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her 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 Oct 14, ~~2002~~ <sup>2005</sup>

Signature Ralph Muentzer  
AGENT

SUBSCRIBED and SWORN to before me by the said RALPH MUENTZER this 14<sup>th</sup> day of OCTOBER, ~~2002~~ <sup>2005</sup>

Colleen Muentzer  
NOTARY PUBLIC



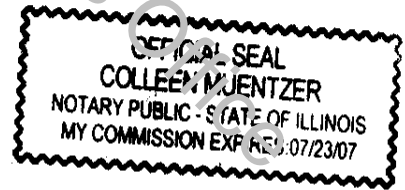
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 Oct 14, ~~2002~~ <sup>2005</sup>

Signature Ralph Muentzer  
AGENT

SUBSCRIBED and SWORN to before me by the said RALPH MUENTZER this 14<sup>th</sup> day of OCTOBER, ~~2002~~ <sup>2005</sup>

Colleen Muentzer  
NOTARY PUBLIC



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.

(ATTACHED 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.)