

UNOFFICIAL COPY



08009708

08009708

Deed in Trust

Mail to:
Glenn Marbach, Trustee
12302 Elm Street
Palos Park, IL 60464

Name and Address of Taxpayer:
Glenn Marbach, Trustee
12302 Elm Street
Palos Park, IL 60464

COOK COUNTY
RECORDER
IMPRINT
CORRECTION
08 YR. IS 1998

DEPT-01 RECORDING 98 NB \$27.50
T#0000 TRAN 0916 11/09/08 11:35:00
#2013 # CJ #-08-009708
COOK COUNTY RECORDER

51536365-2

THE GRANTORS, JOSEPH GROSS and ANNA GROSS, his wife, as joint tenants, of the Village of Zion, the County of Lake, and State of Illinois, for and in consideration of Ten and no/100 Dollars, (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto

GLENN M. MARBACH
not individually but as trustee
of 12302 Elm Street, Palos Park, IL 60464

under the provisions of a trust agreement dated the 12th day of July, 1996 and known as trust number 001 (herein referred to as "said trustee,") and unto all and every successors in trust under said trust agreement, the following described real estate in the County of Cook, State of Illinois, to wit:

THE EAST 125 FEET (EXCEPT THE NORTH 60 FEET THEREOF) OF LOT 50 IN ROSES SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 200.5 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 16-30-413-078-0000

Property Address: 2818 South Ridgeland Avenue, Berwyn, IL 60402.

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 improve, manage, protect, subdivide said premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate 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 presently or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 98 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 grant 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 real or personal property; to grant easements or charges of any kind; to release, convey, or assign any right, title or

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015489	CITY OF YVN, IL	REAL ESTATE TRANSFER TAX	000.00
015490	THE CITY OF BERWYN, IL	REAL ESTATE TRANSFER TAX	900.00
015491	THE CITY OF BERWYN, IL	REAL ESTATE TRANSFER TAX	900.00
015492	THE CITY OF BERWYN, IL	REAL ESTATE TRANSFER TAX	900.00
015493	THE CITY OF BERWYN, IL	REAL ESTATE TRANSFER TAX	500.00

Cook County
REAL ESTATE TRANSFER TAX

NOV-98

REVENUE STAMP

960693

1750

STATE OF ILLINOIS

NOV-98

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

9606935

25500

Property of Cook County Clerk's Office

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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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 obligated or privileged to inquire into the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the 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 of 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 the 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 any 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," 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 Grantors hereby expressly waive and release 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 grantors aforesaid have hereunto set their hands and seals this 12th day of July, 1996.



Joseph Gross



Anna Gross

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Gross and Anna Gross, his wife, as joint tenants, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and

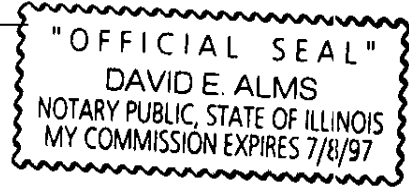
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acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 12th day of July, 1996.


Notary Public



my commission expires: 7/8/97

COUNTY - ILLINOIS TRANSFER STAMPS

IMPRESS SEAL HERE

EXEMPT UNDER PROVISIONS OF
PARAGRAPH _____, SECTION 4, REAL
ESTATE TRANSFER ACT.

NAME AND ADDRESS OF
PREPARER:
David E. Alms
1420 Renaissance Dr., # 406
Park Ridge IL 60068

DATE: _____

Buyer, Seller, or Representative

Property of Cook County Clerk's Office

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