

UNOFFICIAL COPY



DEED IN TRUST
(ILLINOIS)

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 JEANNE BERG, a widow,
6737 N. Olcott, Chicago

Above Space for Recorder's use only

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
(~~WARRANTY~~ QUIT CLAIM ~~XXXXXXXXXX~~*) unto JEANNE M. BERG / MARY BERG,
and
6737 N. Olcott, Chicago, IL 60631

(Name and Address of Grantee)

as ^{Co} Trustees under the provisions of a trust agreement dated the 16th day of October, 1998,
Jeanne M. Berg

and known as ~~Trust Number XXXXXXXX~~ (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 Cook and State of Illinois, to wit:

Lot 20 in Block 10 in Grand Addition to Edison Park, being a Subdivision of the East
25 acres of the West 30 acres of the North 60 Acres and the North 30 acres of the
West 50 Acres of the South 100 Acres of the North East 1/4 of Section 36, Township 41
North, Range 12, East of the Third Principal Meridian, in Cook County, IL.

Permanent Real Estate Index Number(s): 09-36-218-005-0000

Exempt under Provision of
Paragraph E, Section 4, Real
Estate Transfer Tax Act.

Address(es) of real estate: 6737 N. Olcott, Chicago, IL 60631

Mary Ann Jones 10/16/98

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and or 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, street, 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 praesenti 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 198 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.

UNOFFICIAL COPY

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 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, hers, 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.

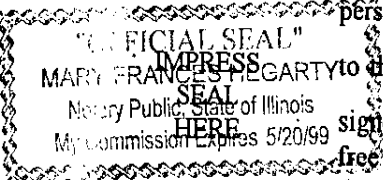
And the said grantor _____ hereby expressly waive S and release S any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor _____ aforesaid ha S hereunto set her hand _____ and seal
this 16th day of October, 19 98

(SEAL) x Jeanne Berg (SEAL)
JEANNE BERG

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeanne Berg, a widow



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 16th day of October, 19 98
Commission expires 5-20 19 99
Mary Frances Hegarty
NOTARY PUBLIC

This instrument was prepared by Hegarty, Kowols & Flannery, 301 W. Touhy Ave., Park Ridge, IL 60068
(Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE
Hegarty, Kowols & Flannery
(Name)

SEND SUBSEQUENT TAX BILLS TO:
Jeanne M. Berg
(Name)

MAIL TO: 301 W. Touhy Ave.
(Address)
Park Ridge, IL 6-068
(City, State and Zip)

6737 N. Olcott
(Address)
Chicago, IL 60631
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

EXEMPTED TRANSACTION AFFIDAVIT

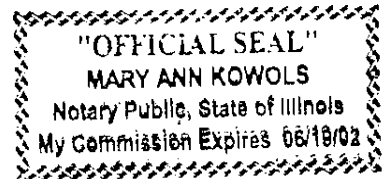
To the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold title to real estate in Illinois, a partnership 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.

Mary Ann Kowols
Grantor OR AGENT

Grantor

Signed and Sworn to before me this 1st day of December, 1998

Mary Ann Kowols
NOTARY PUBLIC



The name of the grantee shown on the deed or assignment of beneficial interest in the 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 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.

Mary Ann Kowols
Grantee OR AGENT

Grantee

Signed and Sworn to before me this 1st day of December, 1998

Mary Ann Kowols
NOTARY PUBLIC

