

UNOFFICIAL COPY

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Cook County Recorder 27.50



DEED IN TRUST

(Illinois)

MAIL TO: Law Offices of Allen S.

Gabe and Associates, P.C., 1821
Walden Office Sq., Suite 400,
Schaumburg, IL 60173

NAME & ADDRESS OF TAXPAYER:

Edward and Astrid Joyce
4 Shire Trail
South Barrington, IL 60010

COOK COUNTY
RECORDER
JESSE WHITE
ROLLING MEADOWS
RECORDER'S STAMP

THE GRANTOR(S) Edward W. Joyce and Astrid S. Joyce, his wife

of the City of South Barrington County of Cook State of Illinois

for and in consideration of Ten DOLLARS

and other good and valuable considerations in hand paid.

CONVEY AND (WARRANT(S) / QUITCLAIM(S))* unto Edward W. Joyce and Astrid S. Joyce

4 Shire Trail South Barrington Illinois 60010
Grantee's Address City State Zip

as Trustee under the provisions of a Trust Agreement dated the 16th day of September 1993,
and known as the Joyce Family Trust and unto all and every successor or
successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County
of Cook, in the State of Illinois, to wit:

Lot 5 in Cutters Run of South Barrington, being a subdivision of the West 1/2 of the
Northwest 1/4 of Section 34 and the Southwest 1/4 of the Southwest 1/4 of Section 27,
all in Township 42 North, Range 9, East of the Third Principal Meridian, according to
the plat thereof recorded as document no. 90156829, in Cook County, Illinois.

Exempt under Real Estate Transfer Tax Act, sec. 4, par. e and Cook
County Ordinance 95104 par. e.

12-14-98
DATE Allen S. Gabe
SELLER, BUYER or AGENT

NOTE : If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

* Use Warrant or Quitclaim as applicable

Permanent Index Number(s): 01-34-105-005-0000

Property Address: 4 Shire Trail, South Barrington, Illinois 60010

Handwritten initials and numbers: (M) (G) 3 R

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.

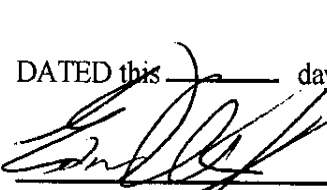
Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; 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 the present 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 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.

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 or their predecessor in trust.

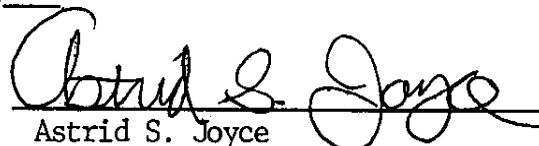
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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(s) 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.

DATED this 1 day of December, 1998.



Edward W. Joyce (SEAL)



Astrid S. Joyce (SEAL)

(SEAL)

(SEAL)

NOTE : PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

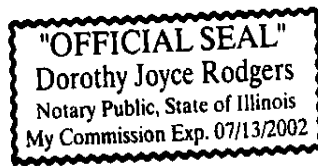
STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward W. Joyce and Astrid S. Joyce, his wife, personally known to me to be the same persons whose names are 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 14th day of December, 1998.

My commission expires: July 13, 2002

Dorothy Joyce Rodgers
NOTARY PUBLIC



Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

The Grantors, or their agents, affirm that, to the best of their knowledge, the name of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust are either natural persons, 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: December 17, 1998

[Handwritten Signature]
Grantors or Agents

Subscribed and Sworn to before me this 17 day of December, 1998.



Patricia L. Andersen
Notary Public

The Grantees, or their agents, affirm and verify that the name of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust are either natural persons, 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: December 17, 1998

[Handwritten Signature]
Grantees of Agents

Subscribed and Sworn to before me this 17 day of December, 1998.



Patricia L. Andersen
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class 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 Act.)