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# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTOR, **JOHN W. HORTON**, a bachelor, of CITY OF Chicago COUNTY OF Cook STATE OF Illinois for and in consideration of TEN (\$10.00) AND 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to:

**JOHN W. HORTON and ADRIEN I. PIKOVSKY**, Trustees, or their successors in trust, under the **JOHN W. HORTON LIVING TRUST** dated November 9, 1998, and any amendments thereto.

of 3240 N. Seminary Chicago, Illinois 60657

the following described real estate situated in the County of Cook in the State of Illinois to wit:

Lot 41 in Block Seven (7) in Baxter's Subdivision of the Southwest Quarter (1/4) of the Southeast (1/4) of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 14-20-422-030-0000

Property Address: 3240 N. Seminary Chicago, Illinois 60657

To have and to hold the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement; Full power and authority are granted to the trustee to contract to sell; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to mortgage, or otherwise encumber the property or any part thereof; to lease said property or any part thereof, and to deal with the property and every part thereof in all other ways and for such other consideration as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee in relation to said premises or to who said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, mortgage, lease, or other instrument executed by the trustee in

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9651/0044 87 006 Page 1 of 3  
1998-12-18 12:25:04  
Cook County Recorder 25.50



COOK COUNTY  
RECORDER  
JESSE WHITE  
SKOKIE OFFICE

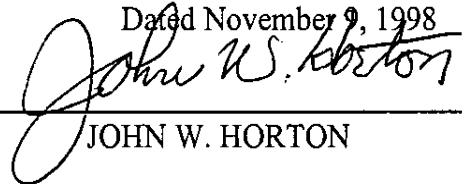
(The above space for Recorder's Use Only)

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relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 by a successor trustee, 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 her or their predecessor in trust.

Dated November 9, 1998

  
\_\_\_\_\_  
JOHN W. HORTON

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 **JOHN W. HORTON, a bachelor**, 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 he signed sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, November 9, 1998

  
\_\_\_\_\_  
NOTARY PUBLIC



5-3-2001  
\_\_\_\_\_  
Commission Expires

**Exemption statement:** Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Act.

  
\_\_\_\_\_  
Signature

11-9-98  
\_\_\_\_\_  
Date

Mail to preparer: Gregory P. Turza 1341 W. Fullerton No 304 Chicago, Illinois 60614



**STATEMENT BY GRANTOR AND GRANTEE**

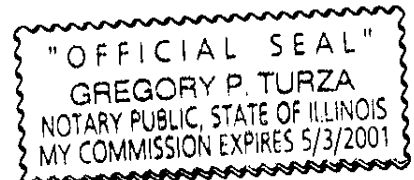
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 this 9th day of November 1998

Signature: *John W Horton*  
JOHN W. HORTON

Subscribed and sworn to before me  
by the said JOHN W. HORTON  
this 9th day of November 1998.

Notary Public *[Signature]*



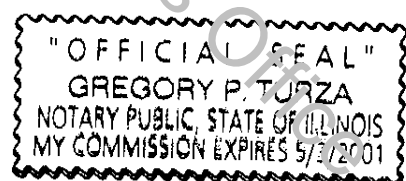
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 this 9th day of November 1998

Signature: *John W Horton*  
JOHN W. HORTON

Subscribed and sworn to before me  
by the said JOHN W. HORTON  
this 9th day of November 1998.

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.)