

UNOFFICIAL COPY



Doc#: 0920534070 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/24/2009 01:43 PM Pg: 1 of 4

DEED IN TRUST
(Illinois)

Prepared By & Mail To:
HEGARTY, KOWOLS & ASSOCIATES PC
301 W. Touhy Avenue
Park Ridge, IL 60068

THE GRANTORS, Dorothy C. Beringer, ^{a widow,} of 5023 West Elm Street, Skokie, IL 60077, of the County of Cook and State of Illinois for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, Convey and QUITCLAIM unto

GRANTEE: Dorothy C. Beringer, as Trustee under the provisions of a trust agreement dated the 14th day of July, 2009, and known as TRUST NO. 001 (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 14 (EXCEPT THE EAST 21 FEET THEREOF) AND THE EAST 28 FEET OF LOT 15 IN KRENN AND DATO'S MAIN STREET "L" FIRST ADDITION, A SUBDIVISION OF THAT PART OF THE SOUTH 20 ACRES (EXCEPT THE WEST 5 ACRES THEREOF) OF THE NORTH EAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CENTER LINE OF NILES CENTER ROAD AND WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILROAD.

Permanent Real Estate Number: 10-21-225-061-0000

Address (es) of real estate: 5023 W. Elm Street, Skokie, IL 60077

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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, 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

308
167

UNOFFICIAL COPY

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 or 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 to renew leases and option 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 of expediency or 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, condition 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 as interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor 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.

UNOFFICIAL COPY

14 In Witness Whereof, the grantor aforesaid has hereunto set his/her hand and seal this
day of July, 2009.

Exempt under Real Estate
Transfer Tax Law 35 ILCS
200/31-45 sup par E and
Cook County Ord. 93-0-27,
par E.

Dorothy C Beringer
DOROTHY C. BERINGER, Trustee under Trust Agreement
dated 14th day of July, 2009 and known as Trust No. 001

Dorothy C Beringer

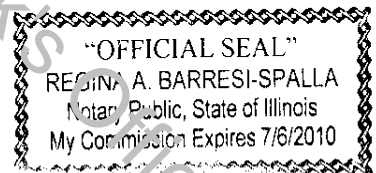
VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Village Code Chapter 98
EXEMPT Transaction
Skokie Office 07/21/09

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 Dorothy C. Beringer, Trustee under Trust agreement
dated 14th day of July, 2009 and known as Trust No. 001, is 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 instrume it 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 14th day of July, 2009.
Commission expires 7/6/2010

Regina A. Barresi-Spalla



SEND SUBSEQUENT TAX BILLS TO:

Dorothy C. Beringer, 5023 W. Elm Street, Skokie, IL 60077

SEND TO: Regina A. Barresi-Spalla
Hegarty, Kowols & Associates
301 W. Touhy Avenue
Park Ridge, IL 60068

UNOFFICIAL COPY

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 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 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.

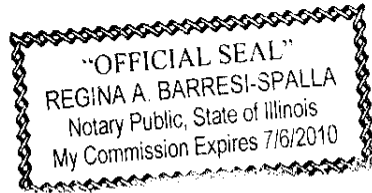
Dated: 7/14/09

Signature: Dorothy C. Beringer

Subscribed and sworn to before me by the said

Dorothy C. Beringer this
14th day of July, 2009

Regina A. Barresi-Spalla
Notary public



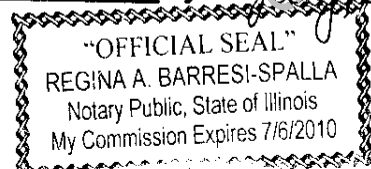
The grantee and his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 law of the state of Illinois.

Dated: 7/14/09

Signature: Dorothy C. Beringer

Subscribed and sworn to before me by the said D. Beringer this 14th day of July, 2009.

Regina A. Barresi-Spalla
Notary public



Note: any person who knowingly submits a false statement concerning the indemnity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.