

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

NO. 1990
SEPTEMBER, 1967

DEED IN TRUST COOK COUNTY, ILLINOIS
FILED FOR RECORD

(ILLINOIS)

APR 3 '75 3 03 PM

23 039 500

*23039500

(The Above Space For Recorder's Use Only)

THE GRANTORS Herman Brandt and Alice Brandt, his wife of the County of Cook and State of Illinois for and in consideration of ten Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT ~~XXXXXXX~~)* unto C. J. Tichy of 345 Versailles, Northbrook, Illinois of 1967 and known as ~~XXXXXXX~~ Rohde Trust thereafter referred to as "said trustee," regardless of the number of trustees, and unto all 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: Legal description is set forth on the reverse side of this deed.

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 premises, 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 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.

If the 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 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 17th day of January, 1975.

Herman Brandt (SEAL) Alice Brandt (SEAL)
(SEAL) (SEAL)

State of Illinois, County of Du Page



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Herman Brandt and Alice Brandt 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.
this 17th day of January, 1975
3-20-75 Lyle H. Rossiter
NOTARY PUBLIC

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE
This instrument was prepared by Lyle H. Rossiter, 540 Duane St. Glen Ellyn, Ill.

MAIL TO: C. J. Tichy (Name)
345 Versailles (Address)
Northbrook, Ill. 60062 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 533 (Address)

ADDRESS OF PROPERTY:
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
C. J. Tichy (Name)
(Address)

700

ALTERNATE RIDERS OR REVENUE STAMPS HERE

exempt under provisions of paragraph 4, section 4, real estate transfer tax act
Dated: 1-17-75 Lyle H. Rossiter

23 039 500
DOCUMENT NUMBER

APR 2 53 69 133

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

LEGAL DESCRIPTION

Parcel 1

as measured on the North line
All of the East 47. ft. of the West 804 ft. of the N.E. 1/4 of the S.W. 1/4 Sect. 28-42-10 East of the 3rd principal meridian, Cook County, Illinois.

Parcel 2

as measured on the North line
The East 401.22 ft. of the West 731.22 ft. of the South 458.04 ft. of the S.E. 1/4 of the N.W. 1/4 of Sect. 28-42-10. Also the North 19.80 ft. of the South 458.04 ft. of the East 600 ft. of the S.E. 1/4 of the N.W. 1/4 Sect. 28-42-10, East of the 3rd Principal Meridian, Cook County, Illinois.

(18.863 acres)

23 039 500

Property of Cook County Clerk's Office

RECORDER OF DEEDS OF Cook COUNTY
METES AND BOUNDS AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF Du PAGE } SS

Lyle H. Rossiter being duly sworn on oath, says
that he resides at 595 Duane St., Glen Ellyn, Illinois:

That the attached deed is not in violation of Section 1 of Chapter 109
of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

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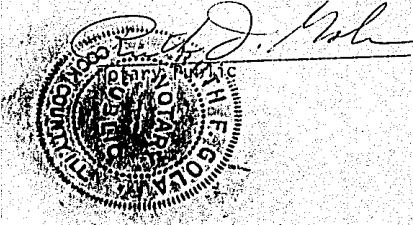
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of ~~Washington~~ Cook County, Illinois, to accept the attached deed for recording.

Lyle H. Royster

Subscribed and Sworn to
before me this *28th*
day of *March*, 1975.



23 039 500

END OF RECORDED DOCUMENT