

UNOFFICIAL COPY

Form 771 - DEED IN TRUST

25617081

Perfection Legal Forms & Printing Co., Rockford, Ill.

THIS INDENTURE WITNESSETH, THAT THE GRANTOR S, Harvey G. Moellenkamp and Barbara A. Moellenkamp, also known as Barbara R. Moellenkamp, his wife, of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths Dollars, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Convey and Warrant unto Barbara J. Moellenkamp, grantee, whose address is 4230 Kirchoff Rd., Rolling Meadows, Illinois as Trustee under the provisions of a trust agreement dated the 20th day of September, 1980, known as Trust Number 102 (and in the event of the death, resignation, refusal or inability of the said grantee to so act as such Trustee, then unto Harvey G. Moellenkamp, Pamela Moellenkamp of Holmes and Susan Moellenkamp, as Successor in Trust, with like powers, duties and authorities as are vested in the said grantee as such Trustee) the following described real estate in the County of Cook and State of Illinois, to-wit:

An undivided one-half interest in:

Lot 4 in Verdant Acres, being a subdivision of the South Half of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois; also

Lot 41 in Block 13 in Winston Park Northwest Unit 1, being a subdivision in Section 13, Township 42 North, Range 10, east of the Third Principal Meridian, according to the plat thereof recorded in Recorder's Office of Cook County, Illinois, on July 30, 1957 as Document 16,972,096, in Cook County, Illinois; also

Beginning at a point on the North line of the West Half of the Northwest Quarter of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian, 2.40 chains West from the Northeast corner of said West Half; thence West 2.40 chains, thence South along center of road 159 feet, thence East 2.40 chains, thence North 159 feet to the place of beginning (except the North 97 feet thereof, and except that part taken or used for street), in Cook County, Illinois.

Exempt under provisions of Section 4, Article 13, Illinois Constitution

10/2/1980

Date

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 present or in 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 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 changes of any kind, to release, convey or assign any right, title or interest in or about or 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 premises or any part thereof, 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 S 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 grantor S aforesaid ha Ve hereunto set their hand S and seal S this 20 day of October 19 80

Harvey G. Moellenkamp (SEAL) Barbara A. Moellenkamp (SEAL)
Harvey G. MOellenkamp 3 12 Barbara A. Moellenkamp (SEAL)

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STATE OF ILLINOIS

1980 OCT 9 AM 9 15

DE KALB

COUNTY

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Harvey G. Moellenkamp and Barbara A. Moellenkamp, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 20 day of October



Future Taxes to Grantee's Address (X)
OR to

Return this document to:

Barbara J. Moellenkamp
4290 Kirchoff Rd.
Rolling Meadows, Illinois

This Instrument was Prepared by: Attorney Ronald G. Klein
Whose Address is: Sycamore, Illinois 60178

12.00



25617081

Cook County Clerk's Office

Deed In Trust

(WARRANTY DEED)

TO

TRUSTEE

This instrument was filed for record in the Recorder's office of _____ County, Illinois, on the _____ day of _____, 19____ at _____ o'clock _____ M. and recorded in Book _____ of Records on page _____ OR on microfilm No. _____

Perfection Legal Forms & Printing Co., Rockford, Ill.

END OF RECORDED DOCUMENT