

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

NO. 1990
September, 1975

DEED IN TRUST

(ILLINOIS)

25996676

1981 SEP 11 AM 11 03

SEP-11-81 5 20 535

25996676

10.20

(The Above Space For Recorder's Use Only)

THE GRANTOR s DONALD GUSTAFSON and HELEN GUSTAFSON, his wife
of the County of Cook and State of Illinois, for and in consideration
of Ten and No/100 (\$10.00) Dollars,
and other good and valuable considerations in hand paid, Convey, and (WARRANT / ~~WARRANT~~)
unto DONALD E. GUSTAFSON 935 Williams Drive, Palatine, Illinois

(NAME AND ADDRESS OF GRANTEE)

and known as Trustee under the provisions of a trust agreement dated the 11th day of August
1981, ~~between Donald E. Gustafson and Helen Gustafson~~ 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: An undivided one-half (1/2) interest in:
Lot 7 of the Virginia Lake Subdivision Unit No. 1, being a subdivision of part of
the southwest quarter and part of the southeast quarter of section 12, township 42
north, range 10, east of the third principal meridian, in Cook County, Illinois.
Subject to covenants and restrictions of record.

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, paths, 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 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 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 him, 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 limita-
tions," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors 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 11th day of Sept., 1981.

(SEAL) Donald E. Gustafson (SEAL)
Donald Gustafson
(SEAL) Helen Gustafson (SEAL)
Helen Gustafson
State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State afore-
said, DO HEREBY CERTIFY that Donald Gustafson and Helen Gustafson
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 11th day of Sept., 1981.

My Commission expires 12-22-84 1984
The instrument was prepared by LeRoy C. Klement 30 N. LaSalle St., Chicago, IL 60602
(NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE
ADDRESS OF PROPERTY: 935 Williams Drive
Portes, Sharp, Herbst & Kravets, Ltd.
Palatine, Illinois 60067
MAIL TO: 30 N. LaSalle Street
Chicago, Illinois 60602
ATT: MAF # 1196
RECORDER'S OFFICE BOX NO. No Change

Exempt under provisions of paragraph e,
Section 4, Real Estate Transfer Act.
9/8/81
LeRoy C. Klement
Representative

10.00

MAIL

25996676

END OF RECORDED DOCUMENT