

# UNOFFICIAL COPY

DEED IN TRUST

APR 6 PM 3 06

APR-682 4 06 429

26193873

26193873

10.00

THIS INDENTURE WITNESSETH, That the Grantors, ROBERT M. GUARINO and NANCY M. GUARINO, husband and 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 Quit Claim unto the FIRST BANK OF OAK PARK, an Illinois Corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 25<sup>th</sup> day of March 1982, known as Trust Number 12358, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1317 in Rolling Meadows Unit 7 Being a Subdivision of the South Half of Sections 25 and 26 and in the North Half of Sections 35 and 36, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Subdivision recorded January 18, 1955 as Document 16126030 in Cook County, Illinois\*\*

SUBJECT TO: lien of NANCY M. GUARINO upon said real estate as to be provided in Judgment of Dissolution of Marriage to be entered in Case number 81D 3155, Circuit Court of Cook County, Illinois;

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 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 re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey, 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease a 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 same 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 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 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) final 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, 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 not to issue the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition" or "with limitations", or words of a similar import, in the instrument 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. and N. hereunto set their hands and seals, this 25<sup>th</sup> day of March 1982.

(Seal) Robert M. Guarino (Seal) ROBERT M. GUARINO  
(Seal) Nancy M. Guarino (Seal) NANCY M. GUARINO

I, S. M. DEL PRINCIPLE, a Notary Public in and for said County, in the state aforesaid, do hereby certify that ROBERT M. GUARINO, married to NANCY M. GUARINO,

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, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 25<sup>th</sup> day of March 1982.

S. M. Del Principe  
Notary Public

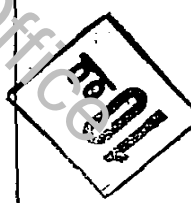


FIRST BANK OF OAK PARK  
BOX 47  
11 Madison Street  
Oak Park, Illinois 60302

2604 Flicker Lane  
Rolling Meadows, Ill. 60008

For information only insert street address of above described property.

This instrument is subject to the Illinois Uniform Gifts to Minors Act Sec. 4 Par. 2-201 and Cook County Ord. 55104 Par. 2-201. Date 4/6/82 Sign. S. M. Del Principe



26193873

UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, CARMELA E. WADE a Notary Public in and for said County, in the State aforesaid, do hereby certify that FANCY M. GUARINO, married to ROBERT M. GUARINO, 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 instrument 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 notarial seal this 29 day of March, 1982.



Carmela E. Wade  
Notary Public  
My Commission expires: My Commission Expires Jan. 27, 1985

This instrument was prepared by:  
S. M. DEL PRINCIPLE  
6024 West North Avenue  
Chicago, Ill. 60639

20198873

END OF RECORDED DOCUMENT