

UNOFFICIAL COPY

DEED IN TRUST
(LLCS)

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness are excluded.

87505352

THE GRANTORS, DONALD DYKSTRA and JACOBA DYKSTRA, married to each other,

DEPT-01 RECORDING \$12.25
T#1111 TRAM 2403 09/15/87 15:22:00
#1957 #A *-87-505352
COOK COUNTY RECORDER

of the County of Cook and State of Illinois
for and in consideration of Ten and no/100s (\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey ~~and (WARRANT / /QUIT CLAIM)~~ unto

DONALD DYKSTRA and JACOBA DYKSTRA, of
18628 William Street, Lansing, Illinois
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 17 day of July, 1987 and known as the Donald and Jacoba Dykstra Trust, dated July 17, 1987, (Number 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:

Legal Description: See Exhibit A attached hereto
Street Address : 18628 William Street, Lansing, Illinois
Permanent Index No: 33-05-102-029-0000

87505352

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 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 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 and considerations 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, and (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 hand and seal, this FIFTH day of September, 1987

Donald Dykstra (SEAL) Jacoba Dykstra (SEAL)
DONALD DYKSTRA JACOBA DYKSTRA

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 that Donald Dykstra and Jacoba Dykstra personally known to me to be the same person as whose name 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 5th day of September, 1987

Commission expires December 3, 1988
Wayne Sparks
NOTARY PUBLIC

This instrument was prepared by Horton Joern, Talbot, Davids & Godfrey, 122 S. Michigan, Suite 1220, Chicago, Illinois (NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE. ADDRESS OF PROPERTY

MAIL TO { Donald Dykstra (Name)
18628 William Street (Address)
Lansing, Illinois 60438 (City, State and Zip)

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO Donald Dykstra, 18628 William St. Lansing, IL 60438

APEX "RIDERS" OR REVENUE STAMPS HERE
Exempt under Real Estate Transfer Tax Act Section 4, Par. B
Signed: _____

87505352

Please return to

UNOFFICIAL COPY

James, 21- 60-38

Property of Cook County Clerk's Office

87505352

UNOFFICIAL COPY

EXHIBIT A

to

Deed in Trust (Quit Claim)

Grantors: Donald Dykstra and Jacoba Dykstra

Legal Description:

Lot Five (5) in Lansing Lake Gardens 2nd Addition being a subdivision of the East One Hundred Sixty Six and Three One Hundredths (166.03) Feet of the North Four Hundred Eleven (411) Feet of the West Half of the North East Quarter of the North West Quarter of Section Five (5), Township Thirty Five (35) North, Range Fifteen (15) East of the Third Principal Meridian in Cook County, Illinois.

39-55-102-029

Bo

fn

PROPERTY OF COOK COUNTY CLERK'S OFFICE

87505352

UNOFFICIAL COPY

Please return to
18628 William St.
Franklin, IL 60438

Property of Cook County Clerk's Office