

DEED IN TRUST (ILLINOIS) 87543054 UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS Earl C. Heller and Lorraine M. Heller, his wife

87543054

of the County of Cook and State of Ill. for and in consideration of TEN and no/100- Dollars, and other good and valuable considerations in hand paid, Convey and WARRANT /QUIT CLAIM unto Keith M. Heller of 537 Taft Ave. Hillside, Il.

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 1st day of July, 1987, and known as Trust Number 537 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successors and successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

THE WEST 80 FEET OF LOT 15 (EXCEPT NORTH 50 FEET THEREOF) IN ROBERTS AND YOUNG'S SECOND ADDITION TO STRATFORD HILLS, A SUBDIVISION OF SECTIONS 7 AND 18, TOWNSHIP 23 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, Permanent Real Estate Index Number(s) 15-07-405-028 IN COOK COUNTY, ILLINOIS Address(es) of real estate: 537 Taft Ave. Hillside, Il. GBO un

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in trust agreement set forth. see reverse side for successor trustees.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any thereof; to dedicate parks, streets, highways or alleys; to create any subdivision or part thereof, and to resubdivide said property as often desired; to contract to sell; to grant options to purchase, to sell on any terms; to convey either with or without consideration; to convey 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 demise the term of 198 years, and 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 mortgage and to grant options to lease and options to renew leases and 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 encumbrance 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, 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 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 have hereunto set their hands and seals this 1st day of July, 1987. Earl C. Heller (SEAL) Lorraine M. Heller (SEAL)

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 Earl C. Heller & Lorraine M. Heller his wife personally known to me to be the same person whose name 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 30th day of August, 1987.

Commission expires 3-20-1988 Vincent J. Pascucci NOTARY PUBLIC

This instrument was prepared by Vincent J. Pascucci 35E. Wacker Dr. Suite 2130 Chgo. 60601 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX COOK COUNTY REAL ESTATE TRANSACTION TAX \$50.00

87543054

MAIL TO: Keith Heller (Name) 537 Taft Ave. (Address) Hillside, Il. 60162 (City, State and Zip) SEND SUBSEQUENT TAX BILLS TO: Keith Heller (Name) 537 Taft Ave. (Address) Hillside, Il. 60162 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

UNOFFICIAL COPY

Deed in Trust

GEORGE E. COLE
LEGAL FORMS

TO

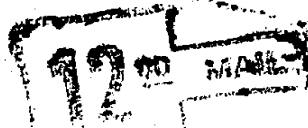
SUCCESSOR TRUSTEE

In the event of the death or inability to act of the said Keith M. Heller, the following persons, in the order named, shall act as successor trustee with the same powers and duties as the trustee originally named:

His father, Earl C. Heller, and if he cannot act,
His mother, Lorraine M. Heller, and if she cannot act,
His brother, Paul Heller.

DEPT-01 RECORDING \$12.25
T#1111 TRAN 6509 10/06/87 10:52:00
#9858 # A *-67-543054
COOK COUNTY RECORDER

87543054



87543054