

DEED IN TRUST

(ILLINOIS)

This Deed or Trust is being recorded to reflect the addition of the date of The Dorothy R. Berger Trust and the addition of the initial "R" to "The Dorothy R. Berger Trust" designation.
(The Above Space For Recorder's Use Only)

UNOFFICIAL COPY
87579664
773 2516/40
87321700

THE GRANTOR Dorothy Berger, a married person of the County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) and more Dollars, and other good and valuable considerations in hand paid, Conveys and (WARRANT/QUIT CLAIM)* unto Dorothy Berger of Northfield, IL, as Trustee under the provisions of a trust agreement dated the 6th day of May 1987, and known as The Dorothy Berger Trust (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:

Lot 3 in block 6 in Willoway Subdivision of the South West quarter of Section 19, Township 42 North, Range 13, East of the Third Principal Meridian, according to plat thereof recorded as Document 9568770.
PIN 05-19-305-003 FB0 fm

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 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 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 this, 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 waives and releases 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 aforesaid has hereunto set her hand and seal this 6th day of May 1987.

Dorothy Berger (SEAL)
Dorothy Berger (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 Dorothy Berger 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 official seal, this 6th day of May 1987

Commission expires May 29 1989 Michael C. Deutch

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

OFFICIAL SEAL NOTARY PUBLIC
MICHAEL C. DEUTSCH
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 29, 1989

ADDRESS OF PROPERTY: 1584 Willow

Northfield, IL 60093
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
Dorothy Berger, Trustee

1584 Willow, Northfield, IL 60093

MAIL TO: Law Offices of Robert U. Dini
1056 Gage Street
Winnetka, IL 60093

OR RECORDER'S OFFICE BOX NO.



Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Act

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 4, REAL ESTATE TRANSFER ACT

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. e & Cook County Ord. 95104 Par. E
Date 6/2/87 Sign. Michael C. Deutch

87579664

DOCUMENT NUMBER

87321700

UNOFFICIAL COPY

Deed in Trust

Dorothy Berger

TO

The Dorothy Berger Trust
Dorothy Berger, Trustee of

GEORGE E. COLE
LEGAL FORMS

12.00

Property of Cook County Clerk's Office

BCI-27-87 448276 87579664 - A - Rec 12.00

DEPT-01 RECORDING \$12.00
T#0222 TRAN 0626 06/12/87 11:37:00
#2584 # B * -B7-321700
COOK COUNTY RECORDER

I, Dorothy Berger, hereby re-sign this Deed to ratify the addition of the date of the Dorothy R. Berger Trust, and the addition of the initial "R" to the Trust designation "The Dorothy R. Berger Trust", this 22 day of Oct, 1987.

Dorothy Berger
Dorothy Berger

12.00 E

State of Illinois)
County of McHenry) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dorothy Berger 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 re-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, and to ratify the addition of the date of The Dorothy R. Berger Trust, and the addition of the initial "R" to the Trust designation "The Dorothy R. Berger Trust".

Given under my hand and official seal, this 22nd day of October, 1987.

OFFICIAL SEAL
MICHAEL C. DEUTSCH
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPI. MAY 23, 1989

Michael C. Deutsch
Notary Public

87579664

#1200/E

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