

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.

87217161

THE GRANTOR CLARA GRABOWY, a widow,

of the County of Cook and State of Illinois  
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  
CLARA GRABOWY, not individually,

DEPT-21 RECORDING \$12.25  
#1111 GRAN 1865 04/23/87 15 37:00  
\* 87-217161  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 1<sup>st</sup> day of MAY, 1986 and known as Trust Number 1 (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 5 in Kuntze's High Ridge Knolls, Unit 9, being a Subdivision of part of the North West Quarter of Section 24, Township 41 North, Range 11 East of the Third Principal Meridian, in the City of Des Plaines, Elk Grove Township, in Cook County, Illinois. C 40  
P.I.N. #: 08-24-104-011, 08-24-104-012 Common Add: 813 Beau Drive, Des Plaines

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 present 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 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 limitation 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 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 limitation," 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 grantor aforesaid has hereunto set her hand and seal this 28<sup>th</sup> day of January, 1987

Clara Grabowy (SEAL) (SEAL)  
CLARA GRABOWY

State of Illinois, County of SS.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CLARA GRABOWY, a widow whose name is subscribed to the personally known to me to be the same person 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 28<sup>th</sup> day of January, 1987

Commission expires June 30, 1990 Kimberly S. Lyons  
NOTARY PUBLIC

This instrument was prepared by DANIEL J. DOWD, 701 Lee St., #790, Des Plaines, IL 60016  
(NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE  
MAIL TO: DANIEL J. DOWD  
701 Lee St., #790  
Des Plaines, IL 60016  
(City, State and Zip)

ADDRESS OF PROPERTY  
813 Beau Drive  
Des Plaines, IL 60016  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO  
Clara Grabowy  
813 Beau Dr., Des Plaines, IL 60016  
(Address)

Exempt deed of instrument eligible for recording without payment of tax  
M. Green 4/23/87  
City of Des Plaines

AFFIX "RIDERS" OR REVENUE STAMPS HERE  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT.  
DATE BUYER, SELLER, OR REPRESENTATIVE

87217161

12 mail

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

19121228