

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

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88041880

THE GRANTOR George J. Martin, a widower,

of the County of Cook and State of Illinois  
for and in consideration of Ten and 00/100-----  
Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANT/QUIT CLAIM...a)\* unto  
George J. Martin  
16825 South 81st Court  
Tinley Park, Illinois 60477  
(NAME AND ADDRESS OF GRANTEE)

DEPT-01 \$12.25  
T#3333 TRAN 0324 01/29/88 16:08:00  
#0684 \$ C \* -88-044880  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the \_\_\_\_\_ day of \_\_\_\_\_ and known as The George J. Martin Declaration of Trust Dated August 5, 1976 as Amended and Repealed of October 23, 1982, regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreement, the following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:

Unit 3-W and P-3W Lot 101, together with its undivided percentage interest in the common elements in Cherry Crook Condominium III as delineated and defined in the Declaration recorded as Document Number 85179907, in the Northeast 1/4 of Section 26, Township 36 North, Range 12, East of the Third Principal Meridian, in 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 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 redivide 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 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 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 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, (b) 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; (c) 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 (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 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 hereunto set his hand and seal this 20th day of February, 1987.

(SEAL)

George J. Martin  
George J. Martin (SEAL)

State of Illinois, County of Cook ss.

IMPRESS  
SEAL  
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George J. Martin 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 official seal, this 20th day of February, 1987

Commission expires 8/4 1987

Herbert B. Rosenberg  
NOTARY PUBLIC

This instrument was prepared by Herbert B. Rosenberg, Cohen, Wulkanat, Semar, Laff & Rosenberg  
233 S. Wacker Drive, Suite 9900 - Sears Tower, Chicago, Illinois 60606  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY:

8158 West 169th Street, Unit 3W  
Tinley Park, Illinois 60477

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

SEND SUBSEQUENT TAX BILLS TO

George J. Martin

16825 S. 81st Court, Tinley Park, Illinois

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

AFFIX "RIDERS" OR REVENUE STAMPS HERE

700 MAIL

-88-044880

-88044880

Herbert B. Rosenberg, Attorney

UNOFFICIAL COPY

Deed in Trust

George J. Martin

TO

George J. Martin, trustee of the  
George Joseph Martin Declaration  
of Trust Dated August 5, 1976 as  
Amended and Restated on October 25, 1982

Property of Cook County Clerk's Office

08814088

GEORGE E. COLE  
LEGAL FORMS

1982 OCT 25 10 00 AM