

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

88089517

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Amount \$ 330.00
Tax Paid: Chicago Office

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, JOHN G. ATSAVES AND DIANE G. ATSAVES, HIS WIFE, of 5436 W. Harvard Terrace, of VILLAGE OF SKOKIE,

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

JOHN S. GATT of 5430 W Lunt Avenue, Chicago, Illinois
(NAME AND ADDRESS OF GRANTEE)

12.00
(The Above Space For Recorder's)

as Trustee under the provisions of a trust agreement dated the 29th day of February, 1988, and know
Number One (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 21 in ANDERSON AND COLLIN, S SKOKIE ESTATES, A SUB-
DIVISION OF THE NORTH WEST 1/4 IN COUNTY CLERK, S DIVISION OF
SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE 3RD PRINCIPAL
MERIDIAN IN COOK COUNTY, ILLINOIS # 10-28-116-027-0000 CD
Permanent Real Estate Index Number(s):

Address(es) of real estate: 5436 W Harvard Terrace, Skokie, Ill 60076 th

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 successor 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 198 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 a 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 to the application of any purchase money, rent, 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 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 has hereunto set the hand and seal S this 29th day of February, 1988

Diane G. Atsaves (SEAL)

John S. Gatt (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 JOHN G. ATSAVES & DIANE G. ATSAVES, his wife personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as voluntarily 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 29th day of February, 1988

Commission expires March 22, 1988 Harry G. Schultz
NOTARY PUBLIC

This instrument was prepared by Joseph M. Baron, Atty 6700 N Nokomis Ave
(NAME AND ADDRESS) Lincoln wood, Ill 60646

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: JOSEPH M. BARON, ATTY
(Name)
6700 N Nokomis Ave
(Address)
Lincolnwood, Ill 60646
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
JOHN S GATT
(Name)
5436 W Harvard Terrace
(Address)
Skokie, Ill 60077
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

BOX 333-WJ

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
Cook County
PA 10005
MERIDIAN
REVENUE
SERIAL
32250
8089517

all @
71-51-90213

1305579

UNOFFICIAL COPY

Deed in Trust

TO

51002022

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GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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