

DEED OF TRUST (ILLINOIS)
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8836-1071

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THE GRANTORS, GREGORY M. SCHRAMM, divorced and not since remarried, and MARY H. MARTIN, divorced and not since remarried

DEPT-01 RECORDING \$12.25
720000 FAX 3088 08/11/89 12:22:00
42871 : B * 88-364071
COOK COUNTY RECORDER

of the County of COOK and State of ILLINOIS
for and in consideration of TEN DOLLARS AND NO CENTS (\$10.00)
Dollars, and other good and valuable considerations in hand paid.
Convey (WARRANT ~~QUITCLAIM~~) unto
GREGORY M. SCHRAMM and MARY H. MARTIN

(The Above Space For Recorder's Use Only)

NAME AND ADDRESS OF GRANTEE
as Trustee under the provisions of a trust agreement dated the 7th day of July 1988 and known as Trust Number 88-364071 (hereinafter referred to as "said trustee," regardless of the number of trustees, and upon 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 7 in Westmoreland, a subdivision of the South West Quarter of the North East Quarter of Section 33, Township 39 North, Range 12 East of the Permanent Real Estate Index Number 15 33 228 003

Address of real estate: 735 Homestead, LaGrange Park, Il. 60525

TO HAVE AND TO HOLD the above 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 in any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to do all other acts as may be desired, to contract to sell, to grant options to purchase, in full or any terms, to convey either a part or all of the premises, to convey said premises or any part thereof to a successor or successors in trust, to grant to any successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, to lease, to convey, to subdivide, to partition, in any part thereof, to lease said property, or any part thereof, for any term, time or period, to convey, to lease, to mortgage, to subdivide, to partition, in any part thereof, and upon any terms and for any period or periods of time not exceeding in the case of a lease, 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, to change, to modify, to lease, and the terms and provisions thereof at any time or times hereafter, to contract to lease, to lease, to mortgage, to subdivide, to partition, to convey, to partition, to purchase the whole or any part of the reversion and to contract respecting the manner of doing the same, to partition, to subdivide, to partition, to partition or to exchange said property, or any part thereof, for real property in any part of the State of Illinois, to partition, to subdivide, to partition, to convey, to assign any right, title or interest in or about said premises, to partition, to partition, to deal with said property and every part thereof in all other ways and for such other considerations as a trustee may deem proper, and to deal with the same to deal with the same, whether similar to or different from the ways and means specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or any part thereof, be bound to inquire into the necessity or expediency of any act of said trustee, or be obliged to see that the terms and conditions of any deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate, or the conclusive evidence in favor of every person relying upon or claiming under any such deed, mortgage, lease or other instrument, or 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, or 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, or that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and if the conveyance 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 it, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them, and 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, earnings and proceeds shall be the 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 to register the title 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 ~~s~~ aforesaid have hereunto set their hand ~~s~~ and seal ~~s~~ this 7th day of July 1988

(SEAL) Gregory M. Schramm (SEAL)

State of Illinois, County of Cook
IMPRESS
SEAL
HERE

Given under my hand and official seal, this 7th day of July 1988
Commission expires May 19 1989

This instrument was prepared by Frank A. Scafuri, Esq. LaGrange Rd., LaGrange, Il. 60525

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO
Frank A. Scafuri, Esq.
72 S. LaGrange Rd., Suite 5
LaGrange, Il. 60525

SEND SUBSEQUENT PAYMENTS TO
Gregory Schramm & Mary Martin
735 Homestead
LaGrange Park, Il. 60525



REFIN "RIDERS" OR DIVIDEND STAMPS HERE
11/23/88
Exempt from Real Estate Transfer Tax per Ill. Revs Stat. Ch. 120, par. 1-3.3

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

88364071

Returns To:

FRANK A. SANSONE,

ATTORNEY AT LAW

70 S. LAGRANGE RD

SMITHS

LAGRANGE, IL, 60525

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THIRD PRINCIPAL MERIDIAN, AND ALL THAT PART OF THE SOUTH EAST QUARTER
OF THE NORTH WEST QUARTER OF SAID SECTION 33 LYING EAST OF 5TH
AVENUE, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER; 15 33 228 003

ADDRESS OF REAL ESTATE; 735 HOMESTEAD, LA GRANGE PARK, ILLINOIS
60525

Property of Cook County Clerk's Office

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