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DEED IN TRUST
(ILLINOIS)

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83117937

THE GRANTORS Ralph J. Derrico and Irene E. Derrico, his wife,

DEPT-01 \$12.25
#4444 TRAN 5939 03/17/89 10:17:00
#167 # D * - 87 - 117937
COOK COUNTY RECORDER

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 / ~~OUTREXAM~~) unto Ralph J. Derrico and Irene E. Derrico, his wife, of 17607 Community, Lansing, IL.

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)
as Trustee under the provisions of a trust agreement dated the _____ day of _____, 19⁸⁹ and known as Trust Number 81 (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 2 (except the North 15 feet thereof) and Lot 3 in Block 5 in Aviation Addition being a Subdivision of all Lots in Blocks 1, 2, 3, 4, 5, 6, 7 and 8 in Community Center Addition being a Subdivision of the East Half of the West Half of the South West quarter of the Principal Section 29 Township 36 North, Range 15 East of the Third Principal Meridian in Cook County, IL. 30-29-316-045-0000
Permanent Real Estate Index Number(s):

Address(es) of real estate: 17607 Community, Lansing, IL. 60438

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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 in connection with 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 alleged 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 fully 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," "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this

day of _____, 19⁸⁹

Ralph J. Derrico (SEAL)
Ralph J. Derrico

Irene E. Derrico (SEAL)
Irene E. Derrico

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 Ralph J. Derrico & Irene E. Derrico, his wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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

Janet S. Schuldt day of *March*, 19⁸⁹

Commission expires *Dec 13*, 19⁹¹

NOTARY PUBLIC LINDA S. SCHULTZ

My Commission Expires Dec 13, 1991

This instrument was prepared by James E. Molenaar, 3546 Ridge, Lansing, IL 60438 (NAME AND ADDRESS)

*USE WARRANT OR QUI CLAIM AS PARTIES DESIRE

MAIL TO { James E. Molenaar (Name)
3546 Ridge Road (Address)
Lansing, IL. 60438 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO { Ralph J. Derrico (Name)
17607 Community (Address)
Lansing, IL. 60438 (City, State and Zip)

\$12.00 MAIL

OR RECORDER'S OFFICE BOX NO

AFFIX "RIDERS" OR REVENUE STAMPS HERE

83117937

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.
Date: *March 17 1989*
James E. Molenaar

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

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