

UNOFFICIAL COPY

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, RICHARD C. ERICKSON and VIRGINIA M. ERICKSON, HUSBAND AND WIFE,

of the County of Cook and State of Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars,

and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Convey and Warrant unto DARRELL ERICKSON and DOUGLAS ERICKSON, grantee, whose address is 179th South Wolf Road, Mokena, Illinois,

as Trustee under the provisions of a trust agreement dated the 29th day of December 19 88, known as Trust Number 1 (and in the event of the death, resignation, refusal or inability of the said grantee to so act as such Trustee, then unto the surviving trustee of

as Successor in Trust, with like powers, duties and authorities as are vested in the said grantee as such Trustee) the following described real estate in the County of Cook and State of Illinois, to-wit:

An undivided one-fifth interest in 74.7 acres described as follows:

The West 1/2 of the Southwest 1/4 of Section 32, Township 36 North Range 12 East of the third Principal Meridian, in Cook County, Illinois, excepting therefrom the following described parcel:

The West 700 feet of the North 1,160 feet, except the North 830 feet thereof.

P.I. No. 27-32-300-001

DEPT-01 13.00
T#5555 TRAN 8750 05/08/89 14:42:00
#3451 E \* -89-205470
COOK COUNTY RECORDER

This Instrument Prepared By: MCKEOWN, FITZGERALD, ZOLLNER, BUCK, HUTCHISON & RUTTLE 2455 Glenwood Avenue JOLIET, ILLINOIS 60435 Member of Will Co. Bar Assoc.

Exempt Under Provisions of Paragraph 5, Section 4, Real Estate Transfer Tax Act Date 2/6/89 Buyer, Seller, or Representative

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134/E

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto unto the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 future, 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 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 changes 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 consideration 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.

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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 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 ha ve hereunto set their hand and seal S this 16 day of March 19 89.

MAIL TO 89205470

Richard C. Erickson (SEAL)

Virginia M. Erickson (SEAL)

(SEAL) (SEAL)

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Deed In Trust

(WARRANTY DEED)

TO

TRUSTEE

This instrument was filed for record in the Recorder's office of \_\_\_\_\_ County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Book \_\_\_\_\_ of Records on page \_\_\_\_\_ OR on microfilm No. \_\_\_\_\_

Perfection Legal Forms & Printing Co., Rockford, Ill.

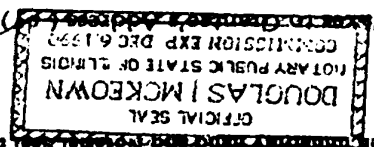
Property of Cook County Clerk's Office

Whose Address is: \_\_\_\_\_  
2455 Glenwood Avenue, Joliet, IL 60435  
This instrument was prepared by: Attorney Douglas J. McKeown

Douglas Erickson  
179th South Wolf Road, Mokena, IL  
Darrell Erickson and

*Atty Douglas J. McKeown*  
2455 Glenwood, Joliet, IL

Return this document to:



*Douglas J. McKeown*  
Notary Public  
19 89

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT RICHARD C. ERICKSON and VIRGINIA M. ERICKSON, Husband and Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 use and purposes therein set forth, including the release and waiver of the right of homestead. Give ~~undue~~ and Notary Seal this \_\_\_\_\_ day of \_\_\_\_\_ 19 89

STATE OF ILLINOIS }  
WILL \_\_\_\_\_  
COUNTY \_\_\_\_\_

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(FILE WITH JAMES J. O'CONNELL RECORDER OF DEEDS WILL COUNTY)

STATE OF ILLINOIS

COUNTY OF Will ss.

Document #

DOUGLAS J. MCKEOWN, being duly sworn on oath, states that        he resides at 2455 Glenwood Avenue, Joliet, IL

      . That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons;

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-218, 1, eff. Oct. 1, 1977.

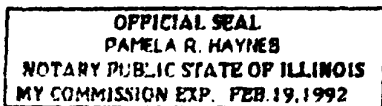
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFLIANT further states that        he makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

*Douglas J. McKeown*  
*for grantor*

SUBSCRIBED and SWORN to before me  
this 16<sup>th</sup> day of March, 1989

Pamela R. Haynes



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