

UNOFFICIAL COPY

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 GRANTOR

Phillip J. Stover & Annette A. Stover,
husband & wife
of the County of Cook and State of Illinois
for and in consideration of ten
Dollars, and other good and valuable considerations in hand paid,
Convey ~~S~~ and (WARRANT S/QUITCLAIM X) unto
Chicago Title & Trust
111 West Washington
Chicago, Illinois 60602
(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 6th day of August 1990 and known as Trust Number 1095628 (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, town: Lots 177 and 178 and Lot 179 (except the southerly 7 feet thereof) in P. K. Shogren Company's Avalon Highlands Subdivision being a resubdivision of certain lots in certain blocks in Cornell Township, DuPage County, Illinois, of section 35, township 38 north, range 14 east of the third principal meridian, according to plat recorded in doc. #751064. Address(es) of real estate: 3241-47 South Ellis.

PERMANENT INDEX OF THE CHARTER INDEX WITH THE APPROPRIATE INDEX NUMBER AND FOR THE USE 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 dominate, 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 lease 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 charges of any kind, to release, convey or assign any right, title or interest in or about an 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 way 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 to 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, (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 thereto 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 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 G hereby expressly waive G and release G 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 G aforesaid has hereunto set his hand and G and seal G this 22 day of August 1990.

Phillip J. Stover

(SEAL)

Annette A. Stover (SEAL)

State of Illinois, County of

IMPRINT
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Phillip J. Stover, whose name appears subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as Phillip J. Stover 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

27th

Commission expires NOVEMBER 7 1993

This instrument was prepared by Phillip J. Stover, 211 South LaSalle, Chicago 60603
(NAME AND ADDRESS)

*USE WARRANT OR QUITCLAIM AS PARTIES DESIRE

MAIL TO

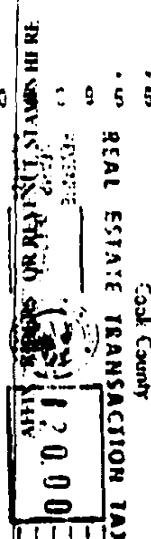
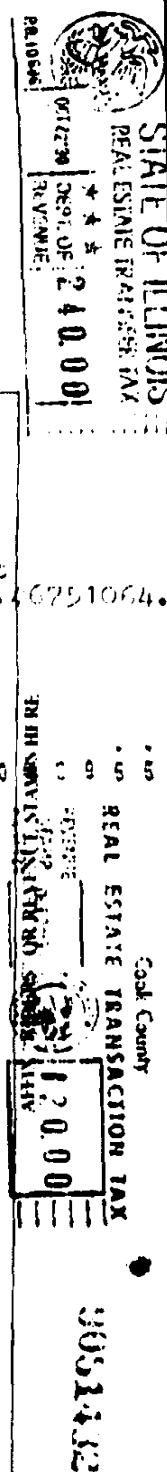
Archie Ammons, Jr.
311 South Merrill
Chicago, Illinois 60604
(City, State and Zip)
Box 333

OR

RECORDER'S OFFICE BOX NO.

SEND SUBSEQUENT TAX BILLS TO

Archie Ammons, Jr.
311 South Merrill
Chicago, Illinois 60604
(City, State and Zip)



UNOFFICIAL COPY

Deed in Trust

To

GEORGE E. COLE
LEGAL FORMS

★ ★ ★ ★

0 1 9 1 5 0

CITY OF CHICAGO	*
REAL ESTATE TRANSACTION TAX	*
DEPT. OF	*
REVENUE OCT 22'90	*
P.B.111133	*
9 0 0. 0 0	*

★ ★ ★ ★

★ ★ ★ ★

1 1 5 1 5 0

CITY OF CHICAGO	*
REAL ESTATE TRANSACTION TAX	*
DEPT. OF	*
REVENUE OCT 22'90	*
P.B.111133	*
9 0 0. 0 0	*

★ ★ ★ ★

00001123

Property of Cook County Clerk's Office