

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

90139294

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90139294

THE GRANTOR, ALMA A. MORRIS, widowed and not remarried,

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANTS) unto

ALMA ANNE MORRIS, TRUSTEE 7920 Kedvale, Skokie, Illinois 60076 (NAME AND ADDRESS OF GRANTEE)

DEPT-01 RECORDING \$13.00 T#9999 TRAN 0350 03/29/90 10:57:00 #0458 + G \*-90-139294 COOK COUNTY RECORDER (The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 26 day of March, 1990, and known as Trust THE ALMA ANNE MORRIS TRUST 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: The North Half of Lot 30 and all of Lot 31 in Block 1 in George F. Nixon & Co.'s Oakton & Keeler Subdivision of the West Half of the West Half of the Northeast Quarter of the Northeast Quarter of Section 27, Township 41 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois 10-27-204-055-0000 Permanent Real Estate Index Number:

Address(es) of real estate: 7920 Kedvale, Skokie, Illinois 60076

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises thereof; to dedicate parks, streets, highways or alleys; to create any subdivision or part thereof, and to resubdivide said premises; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to 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 powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the 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 99 years, 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 provisions thereof at any time or times hereafter; to contract to purchase, to lease and to grant options to lease and options to renew; to partition or to exchange said property, or any part thereof, for real or personal property; to grant easements or other kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person 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 conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or 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, agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, at the time of the delivery thereof of the trust created by this Indenture and by said trust agreement was in full force and effect; (b) if any conveyance or other instrument was executed in accordance with the trusts, conditions and limitation contained in this Indenture; trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized, empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with 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 earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest hereby declared to be property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate or 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive, sell 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 aforesaid has hereunto set her hand and seal this 26 day of March 1990. Alma A. Morris (SEAL)

ALMA A. MORRIS 90139294 (SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALMA A. MORRIS, widowed and not remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS "OFFICIAL SEAL" Alison Barkley Notary Public, State of Illinois My Commission Expires August 9, 1991 Given under my hand and official seal, this 26th day of March 1990

Commission expires Aug 9 1991 Alison Barkley NOTARY PUBLIC

This instrument was prepared by Alison Barkley, Schuyler, Roche & Zwirner, P.C., Ste. 1190, 1603 Orrington, Evanston, IL 60201 (NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Alison Barkley Schuyler, Roche & Zwirner (Name) Ste. 1190, 1603 Orrington Ave. (Address) Evanston, IL 60201 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Alma Anne Morris (Name) 7920 Kedvale (Address) Skokie, IL 60076 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 272

VILLAGE OF SKOKIE, ILLINOIS Economic Development Tax Village Code Chapter 10 EXEMPT Transaction Skokie Office

EXEMPT UNDER PROVISIONS OF PARAGRAPHS 5-11, SECTION 4, REAL ESTATE TRANSFER ACT. DATED: 3-26-90, Alison Barkley BUYER, SELLER, REPRESENTATIVE 90139294

1300

UNOFFICIAL COPY

Deed in Trust

ALMA A. NORRIS,

TO

ALMA ANNE NORRIS, TRUSTEE  
U/T/D

GEORGE E. COLE,  
LEGAL FORMS

Property of Cook County Clerk's Office

1688310C

RECORDS TO RECORDS REGISTRY  
FOR RECORDS STATE AND COUNTY