

UNOFFICIAL COPY

DEED IN TRUST

30286401

THE GRANTORS, TIRRELL H. JOHNSON and BARBARA S. JOHNSON, his wife, of the County of ~~DeKalb~~ Cook, State of Illinois for and in consideration of Ten and no/100ths (\$10.00) dollars and other good and valuable considerations in hand paid, Convey and Quit Claims unto TIRRELL H. JOHNSON and BARBARA S. JOHNSON, Trustees or their successors in Trust, under the TIRRELL H. JOHNSON LIVING TRUST, dated June 4, 1990, and any amendments thereto, as to an undivided 50% interest; and TIRRELL H. JOHNSON and BARBARA S. JOHNSON, Trustees or their successors in Trust, under the BARBARA S. JOHNSON LIVING TRUST, dated June 4, 1990, and any amendments thereto, as to an undivided 50% interest, both as tenants in common, (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 ~~DeKalb~~ Cook and State of Illinois, to wit:

THE WEST 112 FEET OF THE NORTH 1/2 OF BLOCK 67 EAST OF EAST LINE OF POPLAR STREET IN WINNETKA IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILL.

DEPT-01 RECORDING \$13.00
 TW5555 TRAN 0301 06/18/90 10:06:00
 #5181 # *-90-286401
 COOK COUNTY RECORDER

PERMANENT INDEX NUMBER: 05-31-111-

TO HAVE AND TO HOLD the said premises with the appurtenances upon 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 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 or 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 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 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 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 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 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 successor 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.

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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 as an interest in the earnings, avails and proceeds thereof as aforesaid.

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.

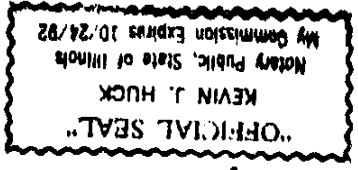
In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 4th day of June, 1990.

TIRRELL H. JOHNSON
Tirrell H. Johnson

BARBARA S. JOHNSON
Barbara S. Johnson

State of Illinois, County of DuPage, SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that TIRRELL H. JOHNSON and BARBARA S. JOHNSON, his wife, are 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 have 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 30th day of May, 1990.



Notary Public
Kevin J. Huck

Prepared by: Kevin J. Huck, 1776B Naperville Rd., Ste. 205, Wheaton, IL 60187
Address of Property and Grantees: 530 Ash Street, Winnetka, IL 60093

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4 SECTION E OF THE REAL ESTATE TRANSFER TAX ACT. DATED: June 4, 1990

Representative
Kevin J. Huck