

# UNOFFICIAL COPY

This Instrument Was Prepared By:

The Name and Address of the Grantee of This Deed is GARY WHEATON BANK, Not Individually But As Trustee of the Trust described in the body of the Deed 120 East Wesley Wheaton, Illinois 60187.

90340218

## DEED IN TRUST

For Use By The Recorder

THIS TRANSFER IS EXEMPT FROM TAXATION BY VIRTUE OF PAR. 4e OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

Kenneth M. Young, Agent for Grantor dated: 7/3/90

GRANTOR, RONALD A. CAPPITELLI, a divorcee not since remarried, of the County of COOK and State of Illinois, Convey~~S~~ and Warrant~~S~~ unto the Gary Wheaton Bank, a corporation of Illinois, having its principal office in WHEATON, ILLINOIS, as Trustee under the provisions of a Trust Agreement dated the 3rd day of July, 1990, known as Trust No. \*8380\*, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Exhibit A hereto with is incorporated by reference and made a part hereof;

90340218

PROPERTY ADDRESS: 2803 Brighton Ct., Westchester (Cook County), IL 60158  
PIN: 15 29 323 006

90340218

TO HAVE AND TO HOLD that real estate, with the appurtenances upon the trust 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 deal with all or any part of the property and the title thereto in any fashion or form whatsoever, without restriction or qualification of any kind.

In no case shall any party dealing with the Trustee in relation to said premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent or money lent 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.

Every deed, trust deed, mortgage, lease or other document (collectively "document") executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying thereon that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by said Trust Agreement was in full force and effect, (b) such document was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) the Trustee was duly authorized and empowered to execute and deliver such document 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 any predecessor in trust.

The interest of any beneficiary from time to time hereunder shall be only in the earnings, avails or proceeds of sale of the real estate. Such interest is hereby declared to be personal property. 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.

The consideration for this conveyance is TEN (\$10.00) DOLLARS and other good and valuable consideration.

The Grantor release S and waive S all rights in said real estate which he may have under the homestead exemption laws of Illinois.

Date: July 3, 1990

Ronald A. Cappitelli  
Print Name  
RONALD A. CAPPITELLI

Print Name

1500



# UNOFFICIAL COPY

## EXHIBIT A

Legal Description to: 2803 Brighton Ct., Westchester,  
(Cook County) IL 60154

Parcel 1: Lot 145 in Westchester Place Phase 2, being a subdivision of part of the south 1/2 of section 29, township 39 north, range 12, east of the third principal meridian, in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 as set forth in the Westchester Place Declaration Of Covenants, Conditions and Restrictions recorded June 7, 1984 and Document No. 27119993 and is amended by Document no. 27189996 for ingress and egress over lots 184 to 186, both inclusive, in Westchester Place Phase 2, in Cook County, Illinois.

PIN: 15 29 323 006

90340218

UNOFFICIAL COPY

Property of Cook County Clerk's Office