

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

CAUTION: Consider a deed before signing or acting under this form. Neither the publisher nor the seller of this form
warrants or warrants with this deed form, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS,

BALBINO B. FERNANDEZ AND FLORA V. FERNANDEZ,
husband and wife

of the County of **Cook** and State of **Illinois**
for and in consideration of **\$10.00**

Dollars, and other good and valuable considerations in hand paid,
Convey and (~~WARRANT~~ QUIT CLAIM X) unto

FLORA V. FERNANDEZ

DEPT-01 RECORDING #13.50
T#2222 TRAN 0956 10/30/91 15:04:00
#7712 = B * - 9 1 - 568054
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

NAME AND ADDRESS OF GRANTEE

as Trustee under the provisions of a trust agreement dated the **28th** day of **October**, **1991** and known as **the**
Flora V. Fernandez
Estate Trust hereinafter referred to as "said trustee," regardless of the number of trustees and unto all and every successor or
successors of said trustee and said trust agreement, the following described real estate in the County of **Cook** and State of
Illinois, to-wit: **LOT 26 IN HUNTING HILLS OF INVERNESS OF THE PROPERTY OF ARTHUR T. MC**
INTOSH AND COMPANY BEING A SUBDIVISION OF PARTS OF SECTION 20 AND SECTION 21,
TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED
SEPTEMBER 12, 1964 AS DOCUMENT NUMBER 19246261, IN COOK COUNTY, ILLINOIS.
02-21-303-004-000

Address of the estate: **1620 PHEASANT TRAIL, INVERNESS, ILLINOIS**

91568054

I HAVE AND I HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said
trust agreement, to-wit:

Full power and authority are hereby granted to said trustee, to improve, manage, protect and subdivide said premises or any part
thereof, to dedicate, park, 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 authority 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 any other 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 such leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and
conditions thereof at any time or times hereafter, to contract to lease and to grant options to lease and options to renew leases and
options to purchase, to lease or any part of the reversion and to contract respecting the manner of buying the amount of present or future
rents to part thereof, to exchange said property, or any part thereof, to other real or personal property, to grant easements or charges of any
kind, to lease, convey, mortgage, or any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to
deal with said property, or any 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 person dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be
conveyed, or mortgaged, or leased, or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or
in any way, nor shall he or she 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 person relying upon or claiming under any such conveyance, lease or other instrument, shall be
conclusively presumed to know the contents of the trust created by this Indenture and by said trust agreement, was in full force and effect. (D) that such
conveyance, lease or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said
trust agreement, and that the deed and binding upon all beneficiaries thereunder, 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, dividends 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, dividends and proceeds of the real estate as aforesaid.

If the title to each 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 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.

Witness Whereof, the Grantor S aforesaid, have hereunto set their hand s and seal s this **28th**
day of **October**, **1991**

Balbino B. Fernandez (SEAL) **Flora V. Fernandez** (SEAL)
Balbino B. Fernandez Flora V. Fernandez

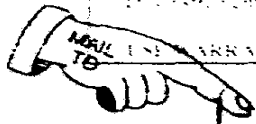
State of Illinois, County of **Cook**
"OFFICIAL SEAL"
CATHERINE CLARK
Notary Public, State of Illinois
My Commission Expires 11-21-92

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that **Balbino B. Fernandez and Flora V. Fernandez**
personally known to me to be the same person S whose name S are subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledged that **they** signed,
said 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 **28th** day of **October**, **1991**

My commission expires **11-21-92** **Catherine Clark**
NOTARY PUBLIC

Witnessed by **Ben M. Roth/Kamensky & Rubinstein**, 7250 N. Cicero, Suite 200
Lincolnwood, IL 60646



MAIL USE
WARRANT OR QUIT CLAIM AS PART OF DEED
Ben M. Roth
Kamensky & Rubinstein
7250 N. Cicero Ave., Suite 200
Lincolnwood, Illinois 60646

SEND SUBSEQUENT TAX BILLS TO
Mrs. Flora V. Fernandez
1620 Pheasant Trail
Inverness, Illinois 60067

APPLY ADHERS' OR RELEVANT STAMPS HERE
Except under provisions of Paragraph 2, Section 4,
Real Estate Transfer Tax Act
10-28-91
Buyer, Seller or Representative
Date

UNOFFICIAL COPY

Deed in Trust

BALDINO B. FERNANDEZ
and

FLORA V. FERNANDEZ
TO

FLORA V. FERNANDEZ
as Trustee of the
FLORA V. FERNANDEZ ESTATE TRUST
dated 7/91

Property of Cook County Clerk's Office

GEORGE E. COLE®
LEGAL FORMS

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