

DEED IN TRUST

UNOFFICIAL COPY 1037167

(ILLINOIS)

91009867

(The Above Space For Recorder's Use Only)

THE GRANTOR BERTHA ZELLER  
of the County of COOK and State of ILLINOIS, for and in consideration  
of (\$10.00) TEN AND NO/100 Dollars,  
and other good and valuable considerations in hand paid, Conveys and WARRANTS TO QUIT-CLAIM-TO  
unto BERTHA ZELLER, OF 4901 GOLF ROAD, SKOKIE

(NAME AND ADDRESS OF GRANTEE),  
as Trustee under the provisions of a trust agreement dated the 30 day of November,  
1970 and known as BERTHA ZELLER REVOCABLE LIVING 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:

SEE ATTACHED EXHIBIT A

91009867

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses 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 any streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide sa  
property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with  
without consideration to convey, to premises or any part thereof to a successor or successors in trust and to grant to su  
successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate,  
mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, fro  
time to time, in possession or reversion, by lease to commence in present or in futuro, and upon any terms and for a  
period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leas  
upon any terms and for any period or period of time and to amend, change or modify leases and the terms and provisio  
thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases a  
options to purchase the whole or any part of the real estate and to contract respecting the manner of fixing the amount of prese  
or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to gra  
easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtena  
to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such oth  
considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different fro  
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 p  
thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of a  
purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust ha  
been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged  
privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or oth  
instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relyi  
upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the tr  
created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrum  
was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreeme  
or in some amendment thereof and binding upon all beneficiaries hereunder; (c) that said trustee was duly authorized a  
empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument; and (d) if the conveyan  
is made to a successor or successors in trust, that such successor or successors in trust, have been properly appointed and are to  
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 or  
in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is here  
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 not to register  
or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limita  
tions," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor 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 grantor aforesaid has hereunto set her hand and seal, this 30  
day of NOVEMBER, 1970.

(SEAL) Bertha Zeller (SEAL)

(SEAL) \_\_\_\_\_ (SEAL)  
State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State afore-  
said, DO HEREBY CERTIFY that Bertha Zeller  
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.

Given under my hand and official seal, this 30 day of NOVEMBER, 1970

Commission expires July 26 1994  
BARBARA E. LUSKY  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 7/26/94  
Skokie, IL  
NOTARY PUBLIC

This instrument was prepared by \_\_\_\_\_  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: BARBARA E. LUSKY  
9933 Lawler, Suite 322  
Skokie, Illinois 60077

ADDRESS OF PROPERTY:  
4901 GOLF ROAD  
SKOKIE, ILLINOIS  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO  
BERTHA ZELLER  
4901 Golf Rd., Skokie, IL.

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

DOCUMENT NUMBER

# UNOFFICIAL COPY

XXXXXXXXXX

XXXXXXXXXX

Property of Cook County Clerk's Office

XXXXXXXXXX

# UNOFFICIAL COPY

EXHIBIT A

9 1 0 0 9 8 6 7

DEPT-01 RECORDING 413.25  
 7:55:55 TRAM 2667 01/08/91 10:50:00  
 45861 + E \* - 9 J - 0109867  
 COOK COUNTY RECORDER

P.I.N. No.: 10-16-204-029-1046

That part of the East Half (K) of the Northeast Quarter (K) of Section 16, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the East 33 rods of said Northeast Quarter (K); thence South 00 degrees 03 minutes 30 seconds West on the West line of said East 33 rods of the Northeast Quarter (K), a distance of 153.12 feet thence North 90 degrees 00 minutes 00 seconds West, a distance of 20.57 feet for the place of beginning of the tract of land hereinafter described; then South 30 degrees 00 minutes 00 seconds West, a distance of 79.0 feet; thence North 60 degrees 00 minutes 00 seconds West, a distance of 100.41 feet; then North 90 degrees 00 minutes 00 seconds West, a distance of 181.63 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 79.0 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 179.69 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 10.0 feet; thence South 79 degrees 36 minutes 32 seconds East, a distance of 44.40 feet; thence South 30 degrees 00 minutes 00 seconds West, a distance of 12.0 feet; thence South 60 degrees 00 minutes 00 seconds East, a distance of 104.73 feet to the place of beginning.

Exempt under provisions of Paragraph \_\_\_\_\_, Section 4a  
 Real Estate Transfer Tax Act.

1-8-91  
 Date

*Paula J. ...*  
 Buyer, Seller or Representative

91009867

91009867

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL

UNOFFICIAL