

UNOFFICIAL COPY

NO 1990
FEBRUARY 1991
9 4 1 2 5 4
91102545

DEPT-01 RECORDING
TR8888 TRAN 0751 05/07/91 11:45:00
M672 # H # -91-102545
COOK COUNTY RECORDER

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, JOHN F. HEISE and ANN E. HEISE,
his wife,

of the County of Cook and State of Illinois
for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and QUIT CLAIM unto JOHN F. HEISE and ANN E. HEISE, 218 North Elmore, Park Ridge, Illinois 60068

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 7th day of February, 1991, and known as Trust Number 218 (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 LEGAL DESCRIPTION ON REVERSE SIDE.)

Permanent Real Estate Index Number: 09-25-317-014

Address(es) of real estate: 218 North Elmore, Park Ridge, Illinois 60068

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 parks, 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 authorities 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, on 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 the terms and provisions thereof at any time or times hereafter, to contract to make 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, with 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 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 herein 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 to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of any trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged 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 is 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 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, 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, 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 S hereby expressly waives and releases 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 S, aforesaid have hereunto set their hands and seal this 7th

day of February, 1991

Ann E. Heise

(SEAL)

ANN E. HEISE

John F. Heise

JOHN F. HEISE

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 JOHN F. HEISE and ANN E. HEISE are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and acknowledged 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 7th day of February, 1991

Commission expires 19

John E. Owens
NOTARY PUBLIC

This instrument was prepared by John E. Owens, Esq., 444 North Northwest Highway, Park Ridge, Illinois 60068

*USE WARRANT FOR QUIT CLAIM AS PART OFS IN-SURE

except under provisions of Paragraph 6, Section 6, Real Estate Transfer Tax Act.
2-7-91
Date
Buyer-Seller Representative

AFFIX "RIDERS" OR REVENUE STAMPS HERE
CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 3987



OWENS, OWENS & RYAN, LTD.

SEND SUBSEQUENT TAX BILLS TO

Mr. and Mrs. John F. Heise

MAIL TO

P.O. Box 578

Park Ridge, Illinois 60068

218 North Elmore

Park Ridge, Illinois 60068

OR RECORDER'S OFFICE BOX NO

13.00

91102545

UNOFFICIAL COPY

Deed in Trust

JOHN F. HEISE and ANN E. HEISE

TO

TRUSTEES
JOHN F. HEISE and ANN E. HEISE,

GEORGE E. COLE
LEGAL FORMS

Lot 5 in block 22 in Arthur T. McIntosh and Company's Home Addition to Park Ridge, being a subdivision of the West half of the Southwest quarter of Section 25, Township 41 North, Range 12, East of the Third Principal Meridian (except the North 350 feet thereof), in Cook County, Illinois.

91102545

In the event of the resignation, demise or inability of either trustee to act, then the survivor shall act alone without the appointment of another co-trustee. In the event of the demise, resignation or inability of both trustees to act, then THE NORTHERN TRUST COMPANY shall act as successor trustee.

The phrase "inability to act" as used herein shall be defined as follows: Any individual acting in a fiduciary capacity or as a beneficiary of the trust shall be considered unable to act if adjudicated incompetent or if a physician familiar with his physical and mental condition certifies in writing that such individual is unable to give prompt and intelligent consideration to business matters.

Cook County Clerk's Office

91102545