

# UNOFFICIAL COPY

91140872

## DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, JAMES F. BROWN AND ANNELLA M. BROWN, HIS WIFE OF 13701 S. 82ND PL., ORLAND PARK, ILL., 60463, of the County of Cook and State of Illinois, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, conveys and quit-claims unto JAMES F. BROWN AND ANNELLA M. BROWN as trustees under the JAMES F. BROWN AND ANNELLA M. BROWN LIVING TRUST dated March 14, 1991, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 15 IN CARO VISTA, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 13701 S/ 82ND PLACE, ORLAND PARK, ILLINOIS.

PIN NUMBER: 27-02-206-019

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 is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and 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, all of the title, estate, power, 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, 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 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, 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 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 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 terms, 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.

And the said Grantors hereby expressly waives and releases any right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set their hand and seal by affixing their signatures this March 14, 1991.  
Exempt under Section 4(e) of the Real Estate Transfer Tax Act.

*James F. Brown*  
JAMES F. BROWN

*Annella M. Brown*  
ANNELLA M. BROWN  
\$13.00  
03/28/91 13:22:00  
\* 91-140872  
COOK COUNTY CLERK

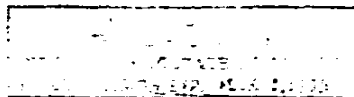
STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES F. BROWN AND ANNELLA M. BROWN, HIS WIFE, 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 they 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 notarial seal this March 14, 1991

*Thomas F. Courtney*  
NOTARY PUBLIC

THIS DOCUMENT PREPARED BY:  
Thomas F. Courtney & Associates  
7000 West 127th Street  
Palos Heights, Illinois 60463  
(708) 448-4400



91140872

Exempt under Real Estate Transfer Tax Act Sec. 4  
Par. 14-156 & Cook County Ord. 95104 Par.

Sign. \_\_\_\_\_  
Date \_\_\_\_\_

91140872

13.00

BOX #49

# UNOFFICIAL COPY

1998

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1998.

CLERK OF COURT

Property of Cook County Clerk's Office

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CLERK OF COURT

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