

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

THE GRANTOR S JAMES B. WATSON and
REGINA F. WATSON, his wife,

DEPT-01 RECORDING \$13.29
#2222 TRAN 1498 06/04/91 09:19:00
#0805 # B *-91-265897
COOK COUNTY RECORDER

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 (~~WARRANT~~ /QUIT CLAIM) * unto
JAMES B. WATSON and REGINA F. WATSON,
as Trustees under provisions of the
JAMES WATSON FAMILY living trust dated May 16, 1991

31265897

(The Above Space For Recorder's Use Only)

of 1810 Sunnyside Circle, Northbrook, Illinois
(hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or
successors in trust and said trust agreement, the following described real estate in the County of Cook and State of
Illinois, to wit:

LEGAL DESCRIPTION ATTACHED
P. T. N. 17-18-202-044

VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE REAL ESTATE
AND ADMINISTRATION TRANSFER TAX
DATE 5/20/91
AMT. PAID exempt

31265897

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and fe
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, in possession or reversion, by leases to commence in present or in futuro, 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 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 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 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 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 any title 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 16th this 16th day of May, 1991

James B. Watson (SEAL) Regina F. Watson (SEAL)
James B. Watson Regina F. Watson

State of Illinois, County of Lake ss.
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES B. WATSON and REGINA F. WATSON, his wife, personally known to me to be the same person S whose names are 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 official seal, this 16th day of MAY 1991

Commission expires July 14, 1992
Herbert O. Nelson
NOTARY PUBLIC

This instrument was prepared by H.O. Nelson, 6776 Northwest Hwy., Chicago, IL
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE
MAIL TO: HERBERT O. NELSON
(Name)
6776 Northwest Hwy.
(Address)
Chicago, IL 60631
(City, State and Zip)

ADDRESS OF PROPERTY:
2015 Oxford
Schaumburg, IL
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
James B. Watson, Trustee
(Name)
1810 Sunnyside Circle
(Address)
Northbrook, IL 60062

EXEMPT UNDER PROVISIONS OF "EFFECTIVE DEDUCTIONS" OR REVENUE FROM HERE
Real Estate Transfer Tax Act.
Buyer, Seller or Representative
Date 5/20/91
" OFFICIAL SEAL " HERBERT O. NELSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/14/92

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

6859216

UNOFFICIAL COPY

PARCEL I:

9 1 2 6 5 9 7 1

Unit 4 Area 5 Lot 8 in Sheffield Town Unit 4, being a Subdivision of parts of the East 1/2 of the Northeast 1/4 of Section 18, and the West 1/2 of the Northwest 1/4 of Section 17, Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded, November 4, 1971 as Document 21,699,881 in Cook County, Illinois.

ALSO

PARCEL II:

Easement appurtenant to the above described real estate as set forth in the Plat of Subdivision recorded November 4, 1971 as Document 21,699,881 and in Declaration recorded October 23, 1970 as Document 21,298,600 in Cook County, Illinois.

Permanent Tax Number: 07-18-202-044

Volume: 187

Property of Cook County Clerk's Office

91265897