

2 of 2
993-236 D2

THIS INDENTURE WITNESSETH, That the Grantor CYNTHIA ANN SAMPSON, As Nominee, of the County of Grundy and the State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Quit claims ALFRED E. MC GINNIS and MAUREEN T. MC GINNIS, as Co-Trustees, their successor or successors as Trustee under the provisions of a trust agreement dated 7th day of March, 1992 and known as MC GINNIS FAMILY REVOCABLE TRUST, the following described real estate in the County of Cook, and State of Illinois, to-wit:

Lot 6 in Block 9 in Berkley Square Unit 3, a subdivision of part of the South East Quarter of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 directly to a trust created up to a successor or successors in trust and to grant to such trust grantee or 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 presenti or in futuro, and upon any terms and for any period 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 of time and to amend, change or modify leases and the terms and conditions of leases, to contract to make leases and to grant options to lease and options to purchase the whole or any part of the reversion and to contract respecting the manner or 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.

The Grantors hereby expressly warrant to the Grantee (and all successors in interest), that the hereinabove-described real estate is not subject to the reporting requirements of "The Responsible Property Transfer Act of 1988" (30 Ill. Rev. Stat. Secs. 903-907, as Amended), and that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists, upon said premises.

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 limitations", or words of similar import, in accordance with the statute in such cases made and provided.

And the said grantor 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 aforesaid has hereunto set her hand and seal this 21 day of May, 1992.

Cynthia Ann Sampson
CYNTHIA ANN SAMPSON, As Nominee

COOK COUNTY, ILLINOIS

1992 JUL - 6 AM 10: 38

92486173

52486173

Stamp under provision of Paragraph 4, Real Estate Transfer Act.
Cynthia Ann Sampson
Notary Public for Illinois
5-21-92

320 W. Braisill
03.07-407-006

2500
[Signature]

UNOFFICIAL COPY

STATE OF ILLINOIS,)
) : ss.
County of Grundy.)

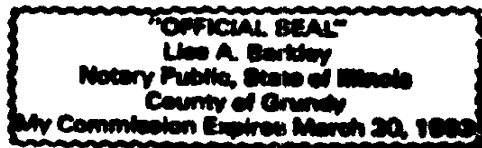
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CYNTHIA ANN SAMPSON, as Nominee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she 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 notarial seal this 21st day of May, A.D. 1992.

Lisa A. Bartley
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

JOHN N. ROOKS, Attorney at Law
105 West Main Street, P. O. Box 685
Morris, Illinois 60450



AFTER RECORDING MAIL THIS INSTRUMENT TO:
HYNDS, ROOKS & YOHNKA LAW OFFICE
P. O. BOX 685
MORRIS, ILLINOIS 60450

MAIL TAX BILL TO:
MC GINNIS FAMILY REVOCABLE TRUST
320 West Braeside
Arlington Heights, Illinois 60004

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

BOX 333 - TH

ESTIMATE

Agrees to not having been named as beneficiary under a will or trust

Agrees to not having been named as beneficiary under a will or trust

DEED IN TRUST

52486173

UNOFFICIAL COPY

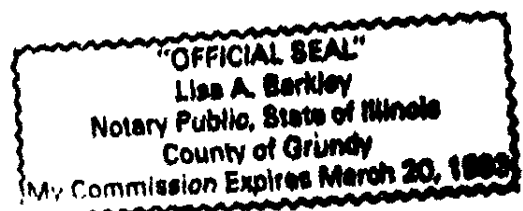
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 21, 1992 Signature: Cynthia Ann Sampson
Grantor or Agent

Subscribed and sworn to before me by the said Cynthia Ann Sampson this 21st day of May, 1992.

Notary Public Lisa A. Barkley

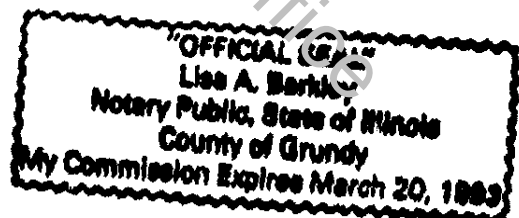


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 21, 1992 Signature: John N. Rooks, Agent
Grantee or Agent

Subscribed and sworn to before me by the said JOHN N. ROOKS, AGENT this 21st day of May, 1992.

Notary Public Lisa A. Barkley



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

Property of Cook County Clerk's Office

March 20, 1983
County of Cook
State of Illinois

March 20, 1983
County of Cook
State of Illinois