

UNOFFICIAL COPY 92607721

THE GRANTOR, JEFFERY C. LOCKE, a widower not since remarried, of 2290 Holly Court, Northbrook, IL 60062, for and in consideration of TEN DOLLARS in hand paid,

CONVEYS and WARRANTS to JEFFERY C. LOCKE, of 2290 Holly Court, Northbrook, IL 60062, as Trustee under the provisions of a Trust Agreement created by JEFFERY C. LOCKE dated the 1st day of February, 1992 (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 situated in the County of Cook in the State of Illinois, to-wit:

Lot 12 in Floral Terrace Estates, a Subdivision of the West 1/2 of the North 1/2 of the South 1/2 of the South East 1/4 of Section 17, Township 42 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 1957 as Document 16,875,369 in Cook County, Illinois.

Permanent Tax Index Number: 04-17-402-018

Common Address: 2290 Holly Court, Northbrook, IL 60062

DEPT-01 RECORDING \$25.50
T81111 TRAM 4372 08/17/92 11:51:00
48716 4 92-607721
COOK COUNTY RECORDER

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 all ways; to vacate any subdivision or part thereof; and to redivide 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 with 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 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 100 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 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 change 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 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 each 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 is binding upon all beneficiaries thereof; (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, her or their predecessor in trust.

The interest of each and every beneficiary under said Trust Agreement 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 thereunder 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 case 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, or under and by virtue of any applicable laws relating to dower or curtesy rights.

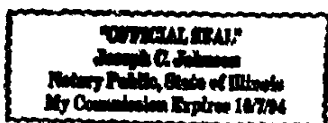
DATED this 27th day of July, 1992.

Jeffery C. Locke

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in the State aforesaid, DO HEREBY CERTIFY that JEFFERY C. LOCKE, a widower not since remarried, 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 he signed, sealed and delivered the said instrument as his 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 27th day of July, 1992.

Impress Seal Below:



This instrument prepared by, and MAIL TO: Joseph C. Johnson, Attorney at Law, 1205 Sherman Road, Northbrook, IL 60062.



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Property of Cook County Clerk's Office

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92607721

MADE IN THE
U.S.A.
100% COTTON
100% COTTON

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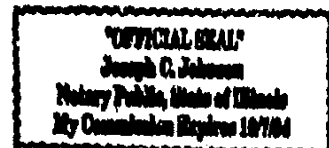
STATEMENT BY GRANTOR AND GRANTEE

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 27 July, 1992 Signature: Jeffrey C. Foster
Grantor or Agent

Subscribed and sworn to before me by the
said JEFFREY C. FOSTER this
27 day of July, 1992

Notary Public

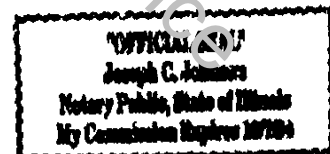


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 27 July, 1992 Signature: Jeffrey C. Foster
Grantee or Agent

Subscribed and sworn to before me by the
said JEFFREY C. FOSTER this
27 day of July, 1992

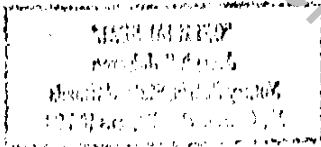
Notary Public



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



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