

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

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92753330

THE GRANTOR Francis J. Geske, a widow
and Phillip C. Geske, Divorced and not Remarried.

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 /QUITCLAIM) unto
Francis J. Geske and Phillip C. Geske
603 North Fairview, Mt. Prospect, IL 60056

DEPT. OF RECORDING 425.50
132222 TRAN 0357 10/09/92 11:58:00
43384 : P : * - 92 - 753330
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 15th day of March 19 92 and known as Trust
Number 9291583 (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:

Lot 17 in Block 10 in Randview Highlands being a Subdivision of the
North West quarter of the North West quarter and the North East quarter of the
North West quarter of Section 34, Township 42 North, Range 11, East of the Third
Permanent Real Estate Index Number(s) Principal Meridian, in Cook County, Illinois.
03-34-109-010
Address(es) of real estate: 603 North Fairview, Mt. Prospect, IL 60056

6307
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

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 successor-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
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 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, 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 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.

In Witness Whereof, the grantor ^s aforesaid have hereunto set their hands ^s and seal ^s this 15th
day of March 19 92

Francis J. Geske (SEAL)

Phillip C. Geske (SEAL)
Phillip C. Geske

State of Illinois, County of Cook
LORI S. HANSON
NOTARY PUBLIC
MADE BY SEALS 7/3/94

ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that Frances J. Geske and Phillip C. Geske
personally known to me to be the same person ^s whose name ^s are subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledged that ^s 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 11th day of June 19 92

Commission expires 7/31 19 94

Lori S. Hanson
NOTARY PUBLIC

This instrument was prepared by Richard A. Nelson 444 E. Algonquin Rd., #130, Arl. Hts., IL 60005
(NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE:

MAIL TO { Richard A. Nelson (Name)
444 E. Algonquin Road, #130 (Address)
Arlington Heights, IL 60005 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

No change (Name)
(Address)
(City, State and Zip)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

Exempt under the provisions of Paragraph
E, Section Four, Real Estate Transfer Tax Act.
AFFIX RIDERS OR REVENUE STAMPS HERE

92753330

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE,²
LEGAL FORMS

922753330

Property of Cook County Clerk's Office

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 June 11, 1992 Signature: Frances J. Geske
Grantor or Agent

Subscribed and sworn to before me by the
said Frances J. Geske this
11th day of June, 1992

Notary Public Lori S. Hanson

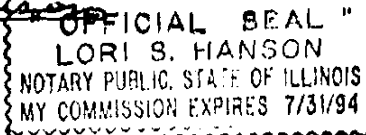


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 11, 1992 Signature: Phillip C. Geske
Grantee or Agent

Subscribed and sworn to before me by the
said Phillip C. Geske this
11th day of June, 1992

Notary Public Lori S. Hanson



92253330

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.]