

# UNOFFICIAL COPY

DEED (TRUST)  
(ILLINOIS)

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THE GRANTOR, **TERESA GARDNER, a widow and not since remarried,**

11/13/92

0004 MCN 10:00

RECORDIN R 25.60

92849501 H

POSTAGES R 0.50

11/13/92

0004 MCN 10:40

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 ~~to~~ and ~~(WARRANT/QUIT CLAIM S)~~ unto

**92849501**

(The Above Space For Recorder's Use Only)

**TERESA GARDNER, of 9104 Sycamore Drive,  
Hickory Hills, Illinois 60457**

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the **1<sup>ST</sup>** day of **NOVEMBER, 1992,**

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:**

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number: **23-03-214-012**

Address(es) of real estate: **9104 Sycamore Drive, Hickory Hills, Illinois 60457**

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 create any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to, on all 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 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 lease 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 way 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 presumed to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by and 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 is 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, in 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 hereby expressly waives and releases her 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 **1<sup>ST</sup>** day of **NOVEMBER, 1992**

*Theresa Gardner*  
**TERESA GARDNER** (SEAL)

(SEAL)

State of **Illinois** County of **Cook** ss.

**BERNARD F. LORD**, Notary Public, State of Illinois, do hereby certify that **TERESA GARDNER, a widow & not since remarried** 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 official seal, this **1<sup>ST</sup>** day of **NOVEMBER, 1992**

Commission expires **19** *Bernard F. Lord*  
NOTARY PUBLIC

This instrument was prepared by **BERNARD F. LORD, 2940 W. 95th Street, Evergreen Park, IL 60642**  
(NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO

**TERESA GARDNER**  
Bernard F. Lord  
(Name)  
~~2940 W. 95th Street~~  
**9104 Sycamore Dr.**  
(Address)  
~~Evergreen Park, IL 60642~~  
**Hickory Hills, IL 60457**  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
**Theresa Gardner**  
(Name)  
**9104 Sycamore Dr.**  
(Address)  
**Hickory Hills, IL 60457**  
(City, State and Zip)

25.50 WC

AFFIDAVIT OF BUYERS OR REVENUE STAMPS HERE

Exempt under provisions of Paragraph Section 4, Real Estate Transfer Tax Act.

*Bernard F. Lord*  
Date **11-13-92** Buyer, Seller or Representative

# UNOFFICIAL COPY

Deed in Trust

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GEORGE E. COLE  
LEGAL FORMS

LOT 224 IN TIMPER RIDGE, A SUBDIVISION OF THE WEST  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  (EXCEPT THE SOUTH  $\frac{3}{4}$  ACRES THEREOF) AND THE WEST  $\frac{1}{2}$  OF THE EAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1963 AS DOCUMENT NUMBER 18773946.

Property of Cook County Clerk's Office

92849501

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STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK    )

97849501

## AFFIDAVIT

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 in 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.

*Bernard J. Ford*  
Grantor

SUBSCRIBED and SWORN to before me this 11 day "OFFICIAL SEAL" of January, 1992. Angela Parkhill  
Notary Public, State of Illinois  
My Commission Expires 8/21/95  
*Angela Parkhill*  
Notary Public

The name of the grantee shown on the deed or assignment of beneficial interest in the 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.

*Bernard J. Ford*  
Grantee

SUBSCRIBED and SWORN to before me this 11 day of January, 1992.

*Angela Parkhill*  
Notary Public

"OFFICIAL SEAL"  
Angela Parkhill  
Notary Public, State of Illinois  
My Commission Expires 8/21/95