

# UNOFFICIAL COPY

FILED IN TRUST (ILLINOIS)

92955955

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS, JOSEPH POLLINA and his wife, JOSEPHINE POLLINA,

of the County of Cook and State of Illinois for and in consideration of **\*\*Ten (\$10.00)\*\***

Dollars, and other good and valuable considerations in hand paid, Convey and ~~WARRANTY~~ **QUIT CLAIM** ~~XXXXXX~~ 1/2 to Joseph Pollina as trustee of Joseph Pollina declaration of trust u/a/d 11/20/92, and 1/2 to Josephine Pollina as trustee under declaration of trust u/a/d 11/20/92, or successor trustees thereto, as tenants-in-common, 1900 Willow Road, Northbrook, IL

DEPT-01 RECORDING \$25.50  
T#2222 TRAN 2682 12/18/92 13:11:00  
#6327 + A \*-92-955955  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

respective (NAME AND ADDRESS OF GRANTEE) as trustee under the provisions of a trust agreement dated the 20th day of November, 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 in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

92955955

Permanent Real Estate Index Number(s): 04-22-100-025-0000

Address(es) of real estate: 1900 Willow Road, Northbrook, Illinois

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

And the said grantor hereby expressly waive and release 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 and seal(s) this 20th day of November, 1992

Joseph Pollina (SEAL)

Josephine Pollina (SEAL)

State of Illinois, County of Cook, ss.

IMPRESS  
SEAL  
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph Pollina and Josephine Pollina 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 20th day of November, 1992

WALTER M. PIECEWICZ  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. AUG. 14, 1995

Walter M. Piecewicz

NOTARY PUBLIC

This instrument was prepared by Walter M. Piecewicz, Esq., 200 East Randolph Dr., Suite 7300, Chicago, IL 60601-6969 (NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Walter M. Piecewicz, Esq. (Name)  
200 E. Randolph Dr., Suite 7300 (Address)  
Chicago, IL 60601-6969 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

J. Pollina (Name)  
1900 Willow Road (Address)  
Northbrook, IL 60062 (City, State and Zip)

25.50

AFFIX "RIDERS" OR REVENUE STAMPS HERE I certify that this deed is exempt from transfer tax under §4(e) of the Act.

92955955

Walter M. Piecewicz, Esq.

UNOFFICIAL COPY

Deed in Trust

TO

Property of Cook County Clerk's Office

GEORGE E. COLE®  
LEGAL FORMS

9965526

# UNOFFICIAL COPY

9 2 9 5 5 9 5 5

## EXHIBIT A

That part of the West 1/2 of the Northwest 1/4 of Section 22, Township 42 North, Range 13, East of the Third Principal Meridian, bounded and described as follows: Beginning at a point in the center line of Willow Road, 120 feet Southeasterly measured at right angles, from the center line between the two main tracks of the Chicago and Northwestern Railway Company; thence Northeasterly parallel with said center line a distance of 700.0 feet to a point, thence Northwesterly at right angles to the last described course a distance of 58.49 feet to a point distance 55.0 feet Southeasterly, measured at range angles, from the most Southeasterly or Eastbound track; thence Southwesterly parallel with said main track centerline a distance of 740.93 feet to a point on the center line of Willow Road; thence Easterly along said center line of Willow Road to the point of beginning, all in Cook County, Illinois.

Permanent Real Estate Index No.: 04-22-100-025-0000

Address of Real Estate: 1900 Willow Road, Northbrook, Illinois

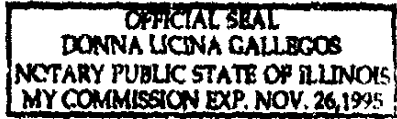
92955955

STATEMENT BY GRANTOR AND GRANTEE  
**UNOFFICIAL COPY**

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 Dec 18, 1992 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Walter M. Piecewicz this 18th day of December, 1992.

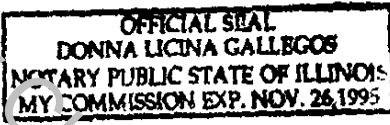


Notary Public Donna Licina Gallegos

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 Dec 18, 1992 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Walter M. Piecewicz this 18th day of December, 1992.



Notary Public Donna Licina Gallegos

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)