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Buy 373

92030078

DEED IN TRUST

DEPT-01 RECORDING \$27.00
75555 TRAN 7168 01/15/92 15:32:00
8121 E * -92-030078
COOK COUNTY RECORDER

THE GRANTOR, STERLING BASIL, as Trustee under the provisions of a Declaration of Trust dated the 3rd day of December, 1984, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, conveys and warrants unto DORIS M. BASIL, of Palatine, Illinois, as trustee under the provisions of a declaration of trust created by DORIS M. BASIL dated the 29th day of August, 1991, and unto any successor or successors in trust under the declaration of trust, the following described real estate in the County of Cook and State of Illinois, to-wit:

992738

Lot 65 in Willow Walk Unit 1, being a subdivision of part of the Southeast 1/4 of the Southwest 1/4 of Section 21 and part of the Northeast 1/4 of the Northwest 1/4 of Section 28, both in Township 42 North, Range 10, East of the Third Principal Meridian, as per plat of subdivision recorded December 3, 1971 as Document No. 259687, in Cook County, Illinois

Including all buildings, building improvements, building equipment and fixtures of every kind and nature located on said real estate along with all appurtenances thereunto belonging, including easements and any streets, alleys, and other public ways adjacent to that real estate, before or after vacation thereof, and any adjoining property acquired by adverse possession, prescription or encroachment (hereinafter referred to as the "Premises").

02-21-307-044

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the aforementioned declaration of trust set forth.

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the premises 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 the premises or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises or any part thereof; to lease the premises or any part thereof from time to time, in possession or reversion, by leases to commence in praesenti 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 198 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

Exempt under provisions of Paragraph 6 Section 4
Real Estate Transfer Act
Buyer, Seller or Representative
Date
8-27-91

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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 the premises 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 appurtenance to the premises or any part thereof; and to deal with the premises 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 the trustee in relation to the premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, to see that the terms of the trust hereby created or of the declaration of trust have been complied with or to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the declaration of trust; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the declaration of trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the declaration of trust or in some amendment thereto and binding upon all beneficiaries thereunder; (c) the 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, the successor or successors in trust shall 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.

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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 the premises, and that interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the declaration of trust shall upon

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acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby expressly directed not to 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 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.

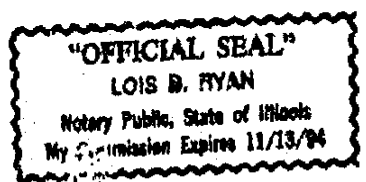
IN WITNESS WHEREOF the Grantor, as trustee as aforesaid, has signed this Deed in Trust on this 29 day of August, 1991.

Sterling Basil
STERLING BASIL as Trustee

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, LOIS B. RYAN, Notary Public, hereby certify that STERLING BASIL personally known to me to be the same person whose name is signed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed the instrument as his free and voluntary act as such trustee, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

GIVEN under my hand and notarial seal on this 29th day of August, 1991.

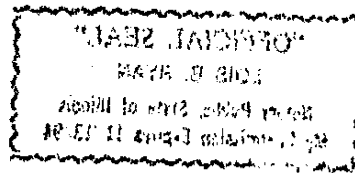


Lois B. Ryan
Notary Public

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This instrument was prepared by:

Attorney Lois B. Ryan
1580 S. Milwaukee Ave., Suite 204
Libertyville, IL 60048
(708) 680-4000

Address of property:

708 White Willow Bay
Palatine, IL 60067

Permanent Real Estate
Index Number:

Grantee's address for
subsequent tax bills:

DORIS M. BASIL as trustee
under declaration of
trust created by
DORIS M. BASIL dated
August 29, 1991.
708 White Willow Bay
Palatine, IL 60067

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2025/03/18 10:00 AM