

UNOFFICIAL COPY

92037921

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 GRANTOR Manfred Schmidt Dunker (a/k/a Manford Schmit-Dunker) and Helga Schmidt-Dunker (a/k/a Helga Schmit-Dunker) his wife

of the County of Cook and State of Illinois for and in consideration of Ten and no/100----- Dollars, and other good and valuable considerations in hand paid, Convey and ~~XXXXXXXXXX~~ (QUIT CLAIM) unto Helga Schmidt-Dunker of 26 Wildwood Trail, Palos Park, Illinois

DEPT-01 RECORDINGS \$27.50
191111 TRAN 4058 01/21/92 11:05:00
#8244 + A * 92-037921
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 27th day of November, 1991, and ~~hereinafter referred to as "said trustee,"~~ (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 Exhibit A attached hereto and made a part hereof.
Permanent Real Estate Index Number(s): 23-29-306-005(27) and 23-29-306-007(26)
Address(es) of real estate: 26 Wildwood Trail, Palos Park, 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 given to said trustee to improve, manage, protect and maintain and premises or any part thereof; to dedicate parks, streets, highways or alleys, to dedicate 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, 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 199 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, in 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 enjoyment 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 several ones 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 alleged to inquire into any of the terms of said trust agreement; and every 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 aforesaid have hereunto set their hands and seals this day of January 10, 1992
Manfred Schmidt Dunker (SEAL) Helga Schmidt-Dunker (SEAL)
Manfred Schmidt Dunker Helga Schmidt-Dunker

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Manfred Schmidt Dunker and Helga Schmidt-Dunker his wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 16th day of January, 1992
Commission expires 12/19/92
Heidi L. Shales, Notary Public, 180 N. LaSalle, #3400, Chicago, IL 60601

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Robert C. Aument (Name)
180 N. LaSalle, #3400 (Address)
Chicago, IL 60601 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Manfred Schmidt Dunker and Helga Schmidt-Dunker (Name)
26 Wildwood Trail (Address)
Palos Park, IL (City, State and Zip)

AFFIX "RIDERS" OR REVENUE STAMPS HERE
This Deed is exempt from taxation pursuant to Section 4 Paragraph (e) of the Illinois Real Estate Transfer Act. *Alto*

92037921

UNOFFICIAL COPY

Deed in Trust

TO

Property of Cook County Clerk's Office

GEORGE E. COLE
LEGAL FORMS

12875025

UNOFFICIAL COPY

9 2 0 7 9 2 1

EXHIBIT A

AN UNDIVIDED 1/2 INTEREST IN THE FOLLOWING PROPERTY:

Lot 27 and the East 115 Feet of Lot 26 in the First Addition to Palos Huntleigh Woods, being a Subdivision in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

92037921

UNOFFICIAL COPY

AFFIDAVIT

Manfred Schmidt Dunker and Helga Schmidt-Dunker, his wife, the Grantors or their agent, hereby certify, to the best of their knowledge, and Helga Schmidt-Dunker as Trustee under trust dated November 27, 1991, the Grantee or its agent, hereby certifies that with respect to the property described on the attached Deed or Assignment of Beneficial Interest that the name of the Grantee shown on the attached Deed or Assignment of Beneficial Interest is either a natural person, an Illinois corporation or a 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.

The undersigned makes the above statements for purposes of inducing the Cook County Recorder of Deeds to record the above-described on the attached Deed or Assignment of Beneficial Interest.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed as of the 20th day of January, 1992.

GRANTOR:

By: *Manfred Schmidt Dunker* Attorney

GRANTEE:

By: *Helga Schmidt-Dunker* Attorney

92037921

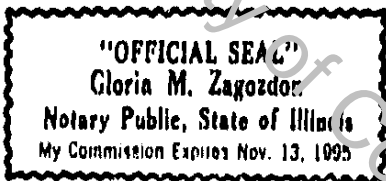
UNOFFICIAL COPY

92037921

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Robert C. Aument, agent for the Grantors, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person to acknowledge that he signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given my hand and notarial seal this 20th day of January, 1992



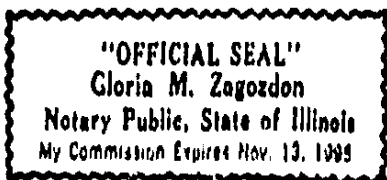
Gloria M. Zagordon
Notary Public

My Commission Expires: 11/13/95

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Robert C. Aument, the agent for the Grantee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person to acknowledge that he signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given my hand and notarial seal this 20th day of January, 1992.



Gloria M. Zagordon
Notary Public

My Commission Expires: 11/13/95

92037921