

UNOFFICIAL COPY

92164137

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, ESTELLE B. O'NEIL, a widow not since remarried,

DEPT-11 RECORD-T 125.50
#0000 TRAM 0870 03/13/92 10 18-00
03864 H L # - 92 - 164137
COOK COUNTY RECORDER

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~~/QUIT CLAIMS) unto
ESTELLE B. O'NEIL, 1272 Dennis Place,
Des Plaines, Illinois 60018,

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)
as Trustee under the provisions of a trust agreement dated the _____ day of January, 19 92
Number _____ (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 LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number(s): 09-20-308-046
Address(es) of real estate: 1272 Dennis Place, Des Plaines, Illinois 60018

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and by 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 future, and upon any terms and for any period or periods of time not exceeding in the case of any single lease 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 all 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 alleged 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 waives and releases any and all right of 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 28th day of January, 19 92.

(SEAL)

Estelle B. O'Neil
ESTELLE B. O'NEIL

(SEAL)

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 Estelle B. O'Neil, a widow not since remarried, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 12/7/94

Commission expires 19 _____

28th day of January 19 92
[Signature]
NOTARY PUBLIC

This instrument was prepared by Atty Drake Mertes; 701 Lee, #790; Des Plaines, IL 60016 (NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE.

MAIL TO { DOWD, DOWD & MERTES, LTD.
(Name)
701 Lee Street, Suite 790
(Address)
Des Plaines, IL 60016
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
Estelle B. O'Neil
(Name)
1272 Dennis Place
(Address)
Des Plaines, IL 60018
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.
1-27-92 [Signature]
DATE BUYER, SELLER, OR REPRESENTATIVE
APPLY "RIDERS" OR REVENUE STAMPS HERE
22868728
62164137
Exempt deed or instrument
Eligible for recordation
without payment of tax
A. Mertes 1-31-92
City of Des Plaines

2530

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

DEPARTMENT OF REVENUE

922191137

UNOFFICIAL COPY

4 2 1 3 4 1 3 7

Lot Forty Six (46) in Block Five (5) in Herzog and Kuntze's Subdivision of Lot Eight (8) in Carl Lagerhausen's Estate Division in the South West Quarter (1/4) of Section 20, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, according to Plat Document Number 1388466.

Permanent Index No.: 09-20-308-046

Address of Property: 1272 Dennis Place, Des Plaines, Illinois

STATE OF ILLINOIS)

) ss

COUNTY OF COOK)

I, the undersigned, hereby state, to the best of my knowledge, that the grantor shown on the deed or assignment of beneficial interest in a land trust, of which this Affidavit is attached, 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.

Estelle B. O'Neil
Grantor or Agent (strike inapplicable one)

Subscribed and Sworn to before me this
28 day of January 1992

[Signature]
Notary Public
OFFICIAL SEAL
STATE OF ILLINOIS
COMMISSION EXPIRES 12/7/92

STATE OF ILLINOIS)

) ss

COUNTY OF COOK)

I, the undersigned, hereby state, to the best of my knowledge, that the grantee shown on the deed or assignment of beneficial interest in a land trust, of which this Affidavit is attached, 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.

Estelle B. O'Neil
Grantee or Agent (strike inapplicable one)

Subscribed and Sworn to before me this
28 day of January 1992

[Signature]
Notary Public
OFFICIAL SEAL
STATE OF ILLINOIS
COMMISSION EXPIRES 12/7/92

STATE OF ILLINOIS