

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

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92236375

THE GRANTOR S, GUENTHER L. SCHWARZ AND HEIDI SCHWARZ, HIS WIFE

DEPT-01 RECORDING 123.50  
#5555 TRAN 3557 04/06/92 10 25:00  
#1646 # \* -92-236375  
COOK COUNTY RECORDER

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 unto GUENTHER L. SCHWARZ, TRUSTEE  
GUENTHER L. SCHWARZ LIVING TRUST AGREEMENT  
413 Wilshire, Arlington Heights, IL 60004  
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 14th day of February, 1992 and known as ~~TRUST~~ ~~AGREEMENT~~ the smaller 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: Lot 1 in Mae's Addition to Arlington Heights, being a subdivision of part of the East 10 acres of the South West Quarter of the South East Quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois

Permanent Real Estate Index Number(s) 03-29-411-010

Address(es) of real estate: 911-915 E. Miner Street, Arlington Heights, IL

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 locate 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 mortgage, to 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 of 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 affecting 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 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 herein 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 compelled 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 intent herein contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereof, (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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S 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 S and seal S this 17th day of March, 1992.

Guenther L. Schwarz (SEAL) Heidi Schwarz (SEAL)  
GUENTHER L. SCHWARZ HEIDI SCHWARZ

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY NOTARIZE AND CERTIFY that Guenther L. Schwarz and Heidi Schwarz, his wife, personally known to me to be the same person S whose name S 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 17th day of March, 1992

Commission expires May 18, 1994  
Robert A. Motel, 4433 W. Touhy, Lincolnwood, IL 60646  
NOTARY PUBLIC

This instrument was prepared by Robert A. Motel, 4433 W. Touhy, Lincolnwood, IL 60646 (NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Robert A. Motel, 4433 W. Touhy, Lincolnwood, IL 60646  
SEND SUBSEQUENT TAX BILLS TO: Guenther L. Schwarz, 413 N. Wilshire, Arlington Heights, IL 60004

92236375  
March 17 1992  
Consideration less than One Hundred (\$100.00) Dollars. I hereby declare that the attached deed represents a transaction exempt under the provisions of 4e, 5d, of the Illinois Real Estate Transfer Act.

2350

UNOFFICIAL COPY

Deed in Trust

TO

Property of Cook County Clerk's Office

22222222

GEORGE E. COLE  
LEGAL FORMS

