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DEED IN TRUST (ILLINOIS)

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DEPT-01 RECORDING \$25.00
74444 TRAN 6827 04/10/92 11:57:00
\$476 : 0 \* 92-245357
COOK COUNTY RECORDER

THE GRANTOR MARIANNE C. RODERICK, an unmarried person,

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 CLAIM S unto MARIANNE C. RODERICK, 1039 Central Avenue, Wilmette, Illinois 60091

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(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a trust agreement dated the 29th day of January 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: Legal description on the reverse side hereof.

Permanent Real Estate Index Number: 05-34-112-019
Address of real estate: 1039 Central Avenue, Wilmette, Illinois 60091

JOHNS AND THOMAS 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, 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, according 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 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 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 to any part of said premises or any part thereof, and to deal with said property, and every part thereof in all other ways and to do 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 said trustee in relation to the 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 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 or 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 interests 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 censes 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 23rd day of March 1992

(SEAL) Marianne C. Roderick (SEAL) MARIANNE C. RODERICK

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 MARIANNE C. RODERICK, an unmarried person, 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal of office this 15th day of March 1992. 23rd day of March 1992. RICHARD B. FITZGERALD, Notary Public. Commission expires 1-5-1993.

This instrument was prepared by Richard B. Fitzgerald, 820 Davis Street, Evanston, Illinois 60201 (NAME AND ADDRESS)

Richard B. Fitzgerald 820 Davis Street Evanston, Illinois 60201 (Address)
Marianne C. Roderick 1039 Central Avenue Wilmette, Illinois 60091 (Address)

Exempt under paragraph (e) Section 4, Real Estate Transfer Act. Date 3/24/92 Signature

EXEMPT VILLAGE OF WILMETTE REAL ESTATE TRANSFER TAX APR 2 1992 ISSUE DATE EXEMPT-1620



# UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

The west 46.72 feet of Lot 1 in Benkert's Subdivision of Lots 8 and 9 in Block 19 in Greenleaf and Morse's Resubdivision of Blocks 12, 13, 15, 16, 19 and 21 in the Village of Wilmette in Section 34, Township 42 North Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office

92245557

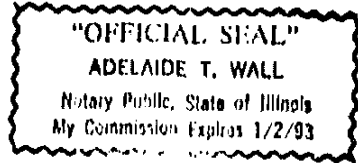
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STATEMENT BY GRANTOR AND GRANTEE 7

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 March 24<sup>th</sup>, 1992 Signature: [Signature]  
Grantor or Agent

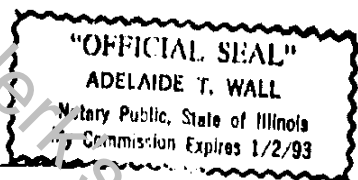
Subscribed and sworn to before me by the said [Name] this 24<sup>th</sup> day of March, 1992.  
Notary Public [Signature]



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 March 24<sup>th</sup>, 1992 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 24<sup>th</sup> day of March, 1992.  
Notary Public [Signature]



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.)

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