

DECLARATION OF TRUST
ILLINOIS

THE GRANTORS, LAJOIE H. GIBBONS and FLORENCE G. GIBBONS, his wife, of the County of Cook and the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, Convey and Quit Claim unto LAJOIE H. GIBBONS as Trustee under the provisions of a trust agreement dated the 27th day of April, 1992 known as THE LAJOIE H. GIBBONS DECLARATION OF TRUST, an undivided one half interest; and FLORENCE G. GIBBONS as Trustee under the provisions of a trust agreement dated the 27th day of April, 1992 known as THE FLORENCE G. GIBBONS DECLARATION OF TRUST, an undivided one half interest, in and to the real estate located in the County of Cook, State of Illinois, legally described on Exhibit "A" attached hereto and made a part hereof.

92292350

DEPT-11 RECORD-T \$25.50
#5555 TRAM 5279 04/29/92 15:50 00
#7149 # *--92--292350
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

Permanent Real Estate Index Number(s) 03-32-101-042-1009
Address(es) of real estate: 110 South Dunton Avenue, Arlington Heights, Illinois 60005

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 create any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to lease 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 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 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, from real to personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or in connection with 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 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 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, in 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, and that such conveyance or other instrument was executed in accordance with the trust's conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all hereafter, and the trustee, said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and did the conveyance made to a successor or successors in trust, that any 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 his or their predecessors in trust.

The interest of each and every beneficiary hereunder, and of all persons claiming under them, in the proceeds of the sale of the 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, dividends and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Recister of Titles is hereby directed 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 or benefit under and the value of any and all statutes of the State of Illinois providing for the exemption of homesteads in case of execution or otherwise.

In Witness Whereof, the grantor aforesaid have hereunto set their hands and seals, this 27th day of April, 1992.

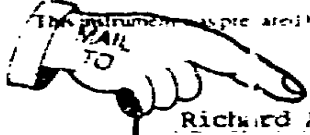
LaJoie H. Gibbons (SEAL) Florence G. Gibbons (SEAL)

State of Illinois, County of Cook
I, LORIN BREYER, a Notary Public, and duly qualified in the State of Illinois, DO HEREBY certify that LAJOIE H. GIBBONS and FLORENCE G. GIBBONS, 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 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 27th day of April, 1992.

Commission expires July 31, 1994
Lorin Breyer, Notary Public

This instrument is prepared by Richard A. Nelson, 444 E. Algonquin Rd., Arl. Hts., IL 60005



Richard A. Nelson
444 E. Algonquin Road, #130
Arlington Heights, IL 60005

2000

SEND SURCHARGE AS BEING TO
No Change.

Exempt under the provisions of Paragraph E, Section Four, Real Estate Transfer Tax Act

TRIM SIMVIN LIN IN R RECORD-111V

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UNOFFICIAL COPY

Deed in Trust

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GEORGE E. COLE*
LEGAL FORMS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT 'A'

UNIT 2L as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 12th day of October, 1971 as Document Number 2586499.

As Undivided 3.4% interest (except the Units delineated and described in said survey) in and to the following Described Premises:

LOTS TWO (2) and THREE (3) in Sigwalt's Subdivision of the North Half (1/2) of the West Fifteen (15) Acres of the North Thirty (30) Acres of the West Half (1/2) of the Northwest Quarter (1/4) of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian.

Address: 110 South Dunton Avenue, Arlington Heights, IL 60005

92292350

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

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 Apr 27, 1992 Signature: Richard A Nelson
Grantor or Agent

Subscribed and sworn to before me by the said Richard A Nelson this 27th day of April, 1992.

Notary Public Levi S. Hanson

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 Apr 27, 1992 Signature: Richard A Nelson
Grantee or Agent

Subscribed and sworn to before me by the said Richard A Nelson this 27th day of April, 1992.

Notary Public Levi S. Hanson

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]