

WARRANTY DEED IN TRUST

Form XX-01-90

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor, GISELLA J. KELLER, a widow, 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 unto the FIRST CHICAGO TRUST COMPANY OF ILLINOIS, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 28th day of April, 1992, known as Trust Number L, the following described real estate in the County of Cook and State of Illinois, to-wit: MP-011581

Lots 4 and 5 in Block 6 in Prospect Heights Manor Unit 2, a Subdivision of the West half of the Northeast quarter of Section 27, Township 42 North, Range 11, East of the Third Principal Meridian (except the North half of the Northwest quarter thereof according to the plat thereof recorded January 7, 1946, as Document 13691427, in Cook County, Illinois.

DEPT-01 RECORDING \$25.50
T#1111 TRAN 7560 05/18/92 09:28:00
\$0228 + A \*-92-340174
COOK COUNTY RECORDER

Permanent tax nos. 03-27-205-004 (Lot 4)
03-27-205-005 (Lot 5)

Property address: 109 S. Elmhurst Road, Prospect Heights, Illinois

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT.

4/28/92 John C. Haas, atty

TO HAVE AND TO HOLD the said premises with the appurtenances upon the same and for the uses and purposes herein and in said trust agreement set forth. Full power and authority is hereby granted to said trustee to improve, enlarge, protect and subdivide said premises or any part thereof, to dedicate, parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 future, and upon any terms and for any period or periods of time, and proceeding 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, 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, to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, 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 appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways as aforesaid 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 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 privileged 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, so long as they live, be 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 of 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.

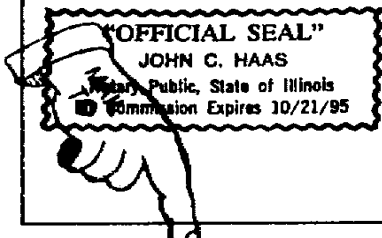
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 28th day of April 1992

Gisella J. Keller (Seal)
GISELLA J. KELLER (Seal)

This instrument prepared by: John C. Haas, Attorney at Law, 115 S. Emerson Street, Mount Prospect, Illinois 60056

State of Illinois ) John C. Haas
County of Cook ) Notary Public in and for said County, in
the State aforesaid, do hereby certify that Gisella J. Keller, a widow, personally known to me to be the same person is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 notarial seal this 28th day of April 1992



John C. Haas
Notary Public

109 S. Elmhurst Road
Prospect Heights, IL 60070

FIRST CHICAGO TRUST COMPANY OF ILLINOIS
JOHN C. HAAS
Attorney At Law
115 S. Emerson Street
Mount Prospect, IL 60056

For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps

Document Number

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Property of Cook County Clerk's Office

822370424

JOHN C. HAAS  
Attorney At Law  
115 S. Emerson Street  
Mount Prospect, IL 60056  
312-255-5400

# 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.

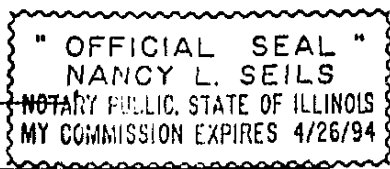
Dated April 28, 1992

Signature: \_\_\_\_\_

*John C. Haas, atty*  
Grantor or Agent

Subscribed and sworn to before me by the said John C. Haas this 28th day of April 1992.

Notary Public Nancy L. Seils



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.

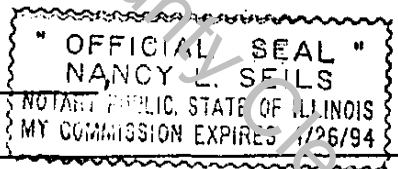
Dated April 28, 1992

Signature: \_\_\_\_\_

*John C. Haas, atty*  
Grantee or Agent

Subscribed and sworn to before me by the said John C. Haas this 28th day of April 1992.

Notary Public Nancy L. Seils



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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1/1/2000