

UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS) 82341940

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 GRANTORS, MICHAEL F. WARD and EVELYN M. WARD, married to one another

DEPT-01 RECORDING

\$25.00

of the County of DuPage 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 ~~CONFIRMATION~~) unto THE MICHAEL F. WARD DECLARATION OF TRUST DATED NOVEMBER 22, 1991\* 409 Honey Locust Lane Willowbrook, Illinois 60514

141010 TRAM 2562 05/12/92 15:55:00  
#8092 # 165 # - 72 - 34 1940  
COOK COUNTY RECORDER

\*Michael F. Ward (NAME AND ADDRESS OF GRANTEE) as trustee

(The Above Space For Recorder's Use Only)

hereinafter referred to as "said trustee," regardless of the number of trustees, and unto all and every successor or successors in trust under and trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

(see attached legal)

Permanent Real Estate Index Number (s): 18-02-308-007 Vol. 073 -- (Affects Lot 108)  
18-02-308-011 Vol. 073 -- (Affects West 63.45 feet of Lot 109)  
Address(es) of real estate: 8415 W. 45th Street, Lyons, IL 60534

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 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 successor 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 futuro, 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, 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 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 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 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, in the net proceeds of the sale of the real estate hereunder, shall be only 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 premises is 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, and the trustee in such case shall be bound to execute and deliver to the Registrar of Titles a certificate of title or duplicate thereof, or memorial, in which the words "in trust," or "upon condition," or "with limitations," or words of similar import shall be omitted.

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 hand S and seal S this 20th day of April, 1992.  
MICHAEL F. WARD (SEAL) EVELYN M. WARD (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 Michael F. Ward and Evelyn M. Ward, personally known to me to be the same person S, whose name S 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.

Kristine A. Guindon, Notary Public, State of Illinois, Commission Expires 11-2-93, Law Offices of Robert H. Glorch, 616 North Court Street, Suite 160, Palatine, Illinois 60067

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: LAW OFFICES ROBERT H. GLORCH 616 N. COURT ST., SUITE 160 PALATINE, IL 60067  
OR RECORDER'S OFFICE BOX NO. 254  
SEND SUBSEQUENT TAX BILLS TO: Hinsbrook Bank-Ward Ptnr. 6262 S. Rt. 83 Willowbrook, Illinois 60514

NO TAXABLE CONSIDERATION Exempt under Real Estate Transfer Tax Act Section 4, par. e. (Ill. Rev. Stat. Ch. 120, Sec. 1004 (e)) and Cook County Ord. 95164.  
Dated: April 20, 1992. Signed: Robert H. Glorch, attorney-at-law

UNOFFICIAL COPY

Deed in Trust

10

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

52272910

# UNOFFICIAL COPY

AN UNDIVIDED ONE-QUARTER INTEREST IN: Lots 108 and Lot 109  
(except the East 36.55 feet thereof) in H. O. Stone and Company's  
Fifth Addition to Riverside Acres, a Subdivision of (except the  
East 48 rods) the South 507 feet of the North 1/2 of the Southwest  
1/4 and South 33 rods of the East 48 rods of the Northeast 1/4 of  
the Southwest 1/4 of Section 2, Township 38 North, Range 12, East  
of the Third Principal Meridian, and the South 507 feet of the  
East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 3,  
Township 38 North, Range 12, East of the Third Principal Meridian,  
in Cook County, Illinois.

Property of Cook County Clerk's Office

92343940

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

02341940

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 20, 1992

Signature:

*Robert H. Glorch*  
~~XXXXXX~~ Agent

Subscribed and sworn to before me by the said Robert H. Glorch this 20th day of April 1992.



Notary Public Kristine A. Guindon

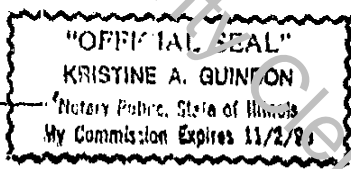
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 20, 1992

Signature:

*Robert H. Glorch*  
~~XXXXXX~~ Agent

Subscribed and sworn to before me by the said Robert H. Glorch this 20th day of April 1992.



Notary Public Kristine A. Guindon

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.)

32341940

UNOFFICIAL COPY

Property of Cook County Clerk's Office