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DEPT. OF TREASURY  
(ILLINOIS)

92356252

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**THE GRANTOR S**  
**JAMES KOUMOUD, JR. and JEAN FERRILL KOUMOUD, his wife**

DEPT-01 RECORDINGS \$25.00  
T#9999 TRAN 1178 05/21/92 14:15:00  
K0884 # 1F \* - 92 - 356252  
COOK COUNTY RECORDER

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 /QUITCLAIM )\* unto  
**JAMES KOUMOUD, JR. and JEAN F. KOUMOUD**  
**4222 Deyo Avenue**  
**Brookfield, Illinois**

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)  
as Trustee under the provisions of a trust agreement dated the **4th** day of **February**, 1992, and known as **Trust Agreement of James Kocmoud, Jr. and Jean F. Kocmoud Declaration of Trust**, (hereinafter referred to as "said trust agreement," 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: **Lots 10, 11 and 12 in Block 10 in West Crossdale, being a subdivision in the West half of the West half of Section 3, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.**

Permanent Real Estate Index Number(s) **18-03-123-031, 18-03-123-032, 18-03-123-033, 18-03-123-034**  
Address(es) of real estate: **4222 Deyo Avenue, Brookfield, Illinois**

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 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 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 to purchase 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 a fee real or personal property, to grant easements of charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and by 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 way above specified, at any time or times hereafter.

In case shall any party dealing with said trustee in relation to said premises, or to whom said premises of 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 term 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 thereto 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 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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor 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 hereby personally set their hand and seal this **4th** day of **February**, 1992.

**JAMES KOUMOUD, JR.** (SEAL) **JEAN FERRILL KOUMOUD** (SEAL)

State of Illinois, County of **Cook**

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **James Kocmoud, Jr. and Jean Ferrill Kocmoud, his wife** 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this **4th** day of **March**, 1992

Commission expires **May 12, 1993**

This instrument was prepared by **Charles M. Jardine, Attorney at Law**  
**106 West Burlington, LaGrange, IL 60525**

USE WARRANT OR QUITCLAIM AS PARTIES DESEE

MAIL TO: **Charles M. Jardine** (Name)  
**106 West Burlington** (Address)  
**LaGrange, IL 60525** (City, State and Zip)

DELIVER TO: **James Kocmoud, Jr. and Jean Kocmoud** (Name)  
**4222 Deyo Avenue** (Address)  
**Brookfield, IL 60513** (City, State and Zip)

APPROPRIATE RIDERS OR REVENUE STAMPS HERE

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25 E

UNOFFICIAL COPY

Deed in Trust

TO

Property of Cook County Clerk's Office

GEORGE E. COLE  
LEGAL FORMS

25233025

# UNOFFICIAL COPY

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## 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 3-4, 1992 Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me this 4th day of May 1992.

Gloria M. Kelly  
Notary Public

" OFFICIAL SEAL "  
GLORIA M. KELLY  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/22/92

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 3-4, 1992 Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me this 4th day of May 1992.

Gloria M. Kelly  
Notary Public

" OFFICIAL SEAL "  
GLORIA M. KELLY  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/22/92

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 AB] to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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