

# UNOFFICIAL COPY

TRUST  
(ILLINOIS)

92366587

DEPT-01 RECORDING  
171010 TRAN 3101 08/27/92 13:21:00  
\$9113 # 92-366587  
COOK COUNTY RECORDER

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, THOMAS P. FRANK and BRIDGET CARTER (married to each other)

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) \* unto  
THOMAS P. FRANK and BRIDGET C. FRANK, 1300 Alvin  
Court, Glenview, Illinois 60025

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)  
as Trustee under the provisions of a trust agreement dated the 30th day of April, 1992, and known as Trust  
Number 1300 (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:

(See legal description on reverse side.)

Permanent Real Estate Index Number: 04-34-208-009-0000  
Address(es) of real estate: 1300 Alvin Court, Glenview, Illinois 60025

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 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, or 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 praesenti 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 encumbrance 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 pledged to inquire into any of the terms of said trust  
agreement; and every 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, as 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 his, 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, in or to 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 B 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 B aforesaid has hereunto set his hand and seal this 30th  
day of April, 1992.

Thomas P. Frank (SEAL) Bridget Carter (SEAL)  
THOMAS P. FRANK BRIDGET CARTER

State of Illinois, County of Cook ss.

OFFICIAL SEAL:  
JOHN E. OWENS  
NOTARY PUBLIC STATE OF ILLINOIS  
BY COMMISSION EXP. FEB. 13, 1994

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY  
CERTIFY that THOMAS P. FRANK and BRIDGET CARTER (married to each other)  
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 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 30th day of April, 1992

Commission expires 19 John E. Owens NOTARY PUBLIC

This instrument was prepared by John E. Owens, Esq., 444 North Northwest Highway, Park Ridge,  
(NAME AND ADDRESS) Illinois 60068

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: { OWENS, OWENS & RINN, LTD.  
P.O. Box 578 (Phone)  
444 North Northwest Highway  
Park Ridge, Illinois 60068  
(City, State and Zip) } SEND SUBSEQUENT TAX BILLS TO:  
Mr. and Mrs. Thomas P. Frank  
1300 Alvin Court  
Glenview, Illinois 60025  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. ....

Exempt under provisions of Paragraph 4, Section 4, Real Estate Transfer Tax Act.  
4-30-92  
Date  
Super-Seller or Representative

AFFIX "RIDERS" OR REVENUE STAMPS HERE

92366587

925 50 E

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Deed in Trust

THOMAS P. FRANK and BRIDGET CARTER

TO

THOMAS P. FRANK AND BRIDGET C.

FRANK, TRUSTEES

OWENS, OWENS & RINN, LTD.

1144 North Northwest Highway

P.O. Box 578

Frank Ridge, Illinois 60068-0578

708/825-2128

Lot 76 in Sugarwood Unit No. 3 a subdivision of part of the North 1/2 of the North West 1/4 of Section 35, Township 42 North, Range 12 East of the Third Principal Meridian, and part of Lots 16 and 17 in C. D. Rugen's subdivision of parts of Sections 26, 27, and 34, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

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In the event of the resignation, demise or inability of either trustee to act, then the survivor shall act alone without the appointment of another co-trustee. In the event of the demise, resignation or inability of both trustees to act, then A. THOMAS FRANK shall act as successor trustee, or in the event of his resignation, demise or inability to act, then MARGARET MAGNUSSEN shall act as successor trustee.

The phrase "inability to act" as used herein shall be defined as follows: Any individual acting in a fiduciary capacity or as a beneficiary of the trust shall be considered unable to act if adjudicated incompetent or if a physician familiar with his or her physical and mental condition certifies in writing that such individual is unable to give prompt and intelligent consideration to business matters.

GEORGE E. COLE  
LEGAL FORMS

48599426

Cook County Clerk's Office

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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 May 4, 1992

Signature: *John E. Owens*

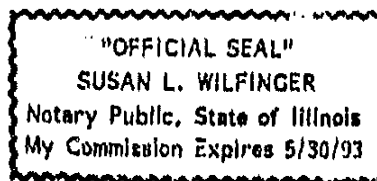
~~GRANTOR~~ Agent

Subscribed and sworn to before me

by the said John E. Owens

this 4th day of May, 1992.

*Susan L. Wilfinger*  
Notary Public



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 May 4, 1992

Signature: *John E. Owens*

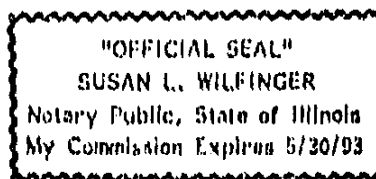
~~GRANTOR~~ Agent

Subscribed and sworn to before me

by the said John E. Owens

this 4th day of May, 1992.

*Susan L. Wilfinger*  
Notary Public



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