

# UNOFFICIAL COPY

93413758

CAUTION: Read this record 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 GRANTOR, Helen M. Schalk, a widow and not since remarried (the surviving joint tenant)

of the County of Cook and State of Illinois  
for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT) (QUIT CLAIMS) unto  
Helen M. Schalk,

DEPT-01 RECORDINGS 825.50  
T#7777 TRAN 9165 06/02/93 11:37:00  
#3984 # -93-413758  
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as trustee under the provisions of a trust agreement dated the 18th day of May, 1993 and known as Helen M. Schalk Trust, Dated May 18, 1993 (hereinafter referred to as "Trust Agreement") 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: Lot 16 in Grego's Subdivision of the South West Quarter of the South West Quarter (except the West 495.0 feet and except the East 181.50 feet thereof) of Section 23, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County Illinois. 03-23-306-001  
Permanent Real Estate Index Number (S)

Address(es) of real estate: 15 Leon Lane West, Prospect Heights, IL 60070

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 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, or 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 the 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 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 or 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 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 25th day of May, 1993.

Helen M. Schalk (SEAL)  
Helen M. Schalk

(SEAL)

State of Illinois, County of Cook

IMPRESS  
SEAL  
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Helen M. Schalk whose name 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 same.

Given under my hand and official seal this 25th day of May, 1993.  
Commission expires October 21, 1996

OFFICIAL SEAL  
NARISA SERRY  
NOTARY PUBLIC  
MY COMMISSION EXPIRES OCTOBER 21, 1996  
1727 S Michigan, Chicago, IL 60603

This instrument was prepared by Hoogendoorn, Talbot, Davids, Michigan, Chicago, IL, NAME AND ADDRESS: 60603

USE WARRANT OR QUIT CLAIMS PARTIES DESIRE

Helen M. Schalk  
15 Leon Lane West  
Prospect Heights, IL 60070  
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO  
Helen M. Schalk  
15 Leon Lane West  
Prospect Heights, IL 60070  
City, State and Zip

Handwritten initials and date: 5/25/93

COOK COUNTY RECORDERS' OFFICE

DATE: May 26, 1993

93413758

UNOFFICIAL COPY

Deed in Trust

To

Property of Cook County Clerk's Office

GEORGE E. COLE®  
LEGAL FORMS

87007006

# 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 5/28 1993 Signature: Nakisa Serry  
Grantor or Agent

Subscribed and sworn to before me by the said Nakisa Serry this 28th day of May 1993.

Notary Public: Rude W. Tooby  
" OFFICIAL SEAL " RUDÉ W. TOOBÝ  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/17/95

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 5/28 1993 Signature: Nakisa Serry  
Grantee or Agent

Subscribed and sworn to before me by the said Nakisa Serry this 28th day of May 1993.

Notary Public: Rude W. Tooby  
" OFFICIAL SEAL " RUDÉ W. TOOBÝ  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/17/95

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

9-10-93

UNOFFICIAL COPY

Property of Cook County Clerk's Office

8/11/16

8/11/16