

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

93490447

DEPT 10-14370
195555 TEAM 5629 06/25/93 16:02:06
44734 4 31-93-490447
COOK COUNTY RECORDER

THE GRANTOR, Gisele A. Martens, a widow, of the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto Gisele A. Martens, as Trustee under the provisions of a trust agreement dated the 4th day of March, 1993, and known as The Gisele A. Martens Trust (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:

Lot 45 in E. R. Rowe's Subdivision of the East 14 acres of the West 28 acres of the North 35 acres of the South 85 acres of the North East 1/4 of Section 6, Township 39 North, Range 13, East of the Third Principal Meridian (except the East 198 feet of the South 220 feet thereof), in Cook County, Illinois.

Permanent Real Estate Index Number(s): 16-06-219-018 Volume: 139

Address(es) of real estate: 1033 N. East Avenue, Oak Park, IL 60302

93490447

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 and 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 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 easement 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.

4-2-93
Gisele A. Martens
Trustee
Cook County

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 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.

COOK COUNTY RECORDER
VILLAGE OF OAK PARK

Handwritten initials/signature

UNOFFICIAL COPY

78400000

Property of Cook County Clerk's Office

93490-447

COOK COUNTY CLERK'S OFFICE
JAN 10 2017
11:11 AM
CHICAGO, IL

UNOFFICIAL COPY

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 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 his hand and seal this 2nd day of April, 1993.

Gisele A. Martens
Gisele A. Martens

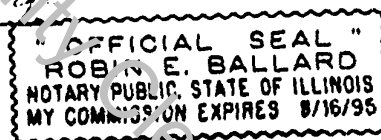
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gisele A. Martens, a widow, 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 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 official seal, this 2nd day of April, 1993.

Commission expires 8-16, 1995

Robin E. Ballard
Notary Public



93490447

This instrument was prepared by DiFebo & Pellegrini, 327 W. Chicago Avenue, Oak Park, IL 60302.

Mail To: FAMILY
GISELE A. MARTENS, TRUSTEE
1033 N. EAST AVENUE
OAK PARK, ILLINOIS 60302-1331

Send Subsequent Tax Bills To:

Gisele A. Martens
1033 N. East Avenue
Oak Park, IL 60302

Recorders Office Box No. 283

UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

Real Estate Transfer Tax

Handwritten initials

Check Appropriate Boxes

- RESIDENTIAL, COMMERCIAL, MULTI-UNIT NO. OF UNITS, DECLARATION, EXEMPTION

RECORDED OR REGISTRAR'S USED NO., DATE RECORDED (For Recorder's Use Only)

INSTRUCTIONS:

- 1) This form must be filled out completely... 2) The full actual amount of consideration... 3) In cases involving an intermediary buyer... 4) A signed copy of the Illinois Tax Declaration form... 5) For additional information, please call the Village Clerk's Office...

Address of Property: 1033 N. EAST AVENUE, Street; Permanent Property Index No.: 16-06-219-018, VOLUME: 139; Date of Deed: 4/93; Type of Deed: DEED IN TRUST; Zip Code: 60302

Vertical stamps: SIGNED, 93 APR 10 10 50 AM, 60302, ELECTION PROVIDED, VILLAGE CLERK, VILLAGE OF OAK PARK, ACTION APPROVED, VILLAGE CLERK, VILLAGE OF OAK PARK

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed); Amount of Tax (\$7.00 per \$1,000 or fraction thereof of full actual consideration); Payment of tax is obligation of seller.

Note: The Village of Oak Park, Oak Park Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 6 and 7 of the ordinance...

I hereby declare that this transaction is exempt from taxation under the Oak Park Real Estate Transfer Tax Ordinance by paragraph (s) d of Section 6 of said ordinance.

Details for exemption claimed: (explain) TRANSFER FOR NO CONSIDERATION FOR ESTATE PLANNING PURPOSES - GRANTOR IS THE SOLE BENEFICIARY OF THE TRUST.

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print) GISELE A. MARTENS, 1033 N. EAST AVENUE, 60302; Signature: Gisele A. Martens, Date Signed: April 2 - 93

Grantee: (Please Print) GISELE A. MARTENS, 1033 N. EAST AVENUE, 60302; Signature: Gisele A. Martens, Date Signed: 4-2-93

UNOFFICIAL COPY

EXEMPTIONS:

SECTION 6: The tax imposed by this Ordinance shall not apply to the following transactions, provided said transaction in each case is accompanied by a certificate setting forth the facts or such other certificate or record as the Director of Finance may require:

- (a) Transactions involving property acquired by or from any governmental body, or any transaction involving property acquired by and from corporations, societies, associations, foundations or institutions organized and operated exclusively for charitable, religious or educational purposes ("charitable organizations"). The latter transaction is exempt only when one charitable organization conveys property to another charitable organization;
- (b) transactions in which the deeds secure debt or other obligations;
- (c) transactions in which the deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded;
- (d) transactions in which the actual consideration is less than \$500;
- (e) transactions in which the deeds are tax deeds;
- (f) transactions in which the deeds are releases of property which is security for a debt or other obligation;
- (g) transactions in which the deeds are pursuant to a court decree;
- (h) transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (i) transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (k) transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one of the other shall not be exempt from the tax;
- (l) transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States; and
- (m) a transfer by lease.

SECTION 7: The taxes imposed by this Ordinance shall not be imposed on or transferred by an Executor or Administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy. The tax provided by this Ordinance shall further be exempt where the transaction is effected by operation of law or upon delivery or transfer in the following instances:

1. From a decedent to his executor or administrator;
2. From a minor to his guardian or from a guardian to his ward upon attaining majority;
3. From an incompetent to his conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal of disability;
4. From a bank, trust company, financial institution, insurance company, or other similar entity, or nominee, custodian, or trustee thereof, to a public officer or commission, or person designated by such officer or commission or by a court, in the taking over of its assets, in whole or in part, under state or federal law regulating or supervising such institutions, nor upon redelivery or retransfer by any such transferee or successor thereto;
5. From a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, nor upon redelivery or retransfer by any such transferee or successor thereto;
6. From a transferee under paragraphs 1 to 5, inclusive, to his successor acting in the same capacity, or from one such successor to another;
7. From a foreign country or national thereof to the United States or any agency thereof, or to the government of any foreign country directed pursuant to the authority vested in the president of the United States by Section 5 (b) of the Trading with the Enemy Act (40 Stat. 415), as amended by the First War Powers Act (55 Stat. 839);
8. From trustees to surviving, substitute, succeeding or additional trustees of the same trust;
9. Upon the death of a joint tenant or tenant by the entirety, to the survivor or survivors.

93450447

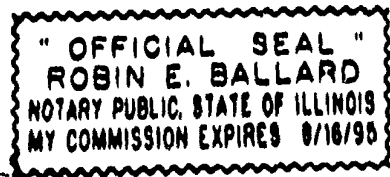
UNOFFICIAL COPY

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 4-2, 1993 Signature: Giselle D. McArthur
Grantor or Agent

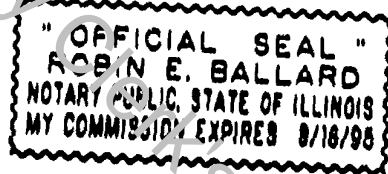
Subscribed and sworn to before me by the said GRANTEE this 2ND day of APRIL 1993.
Notary Public Robin E. Ballard



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 4-2, 1993 Signature: Giselle D. McArthur
Grantee or Agent

Subscribed and sworn to before me by the said GRANTEE this 2ND day of APRIL 1993.
Notary Public Robin E. Ballard



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.)

93450447

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY



COMMONWEALTH
LAND TITLE INSURANCE COMPANY
A Reliance Group Holdings Company

JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF

} SS

ORDER NO. _____

DATE: APRIL 2, 1993

DECEDENT: George H. Martens

Gisele A. Martens

hereinafter referred to as the affiant deposes and

states that the affiant resides at 1033 N. East Avenue in the City of Oak Park, Illinois;

That the decedent at the time of his death was one of the owners of the property in COOK County, Illinois, legally described as follows:

Lot 45 in E. R. Row's Subdivision of the East 14 acres of the West 28 acres of the North 35 acres of the South 85 acres of the North East 1/4 of Section 6, Township 39 North, Range 13, East of the Third Principal Meridian (except the East 198 feet of the South 220 feet thereof), in Cook County, Illinois.

Permanent Real Estate Index Number(s): 16-06-219-018 Volume: 139

Address(es) of real estate: 1033 N. East Avenue, Oak Park, IL 60302

or described in above order number.

That said decedent died on NOVEMBER 16, 1992 leaving no last will and testament,

That the total value of the estate of said decedent including his no taxable interest in the above real estate is \$ Did not exceed the federal or State maximum non-taxable limit.

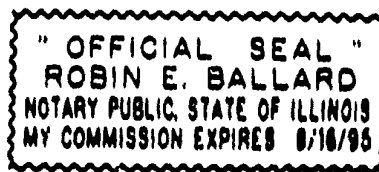
That the Illinois Inheritance Tax and the Federal Estate Tax, if any was due from the decedent's estate, has been paid in full,

That the affiant makes this affidavit to induce Commonwealth Land Title Insurance Company to issue its Policy of Title Insurance on the above described property.

Signature Gisele A. Martens

SUBSCRIBED AND SWORN TO before me, this 30th day of March, 1993, a Notary Public in and for said State and County.

Robin E. Ballard



NOTE: If the decedent left a will it will be necessary that the original or a certified copy thereof be presented to us for inspection.

A death certificate together with evidence of payment of death taxes, if any, should accompany this affidavit.

33490447

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

I HEREBY CERTIFY THAT the foregoing is a true and correct copy of the death record for the decedent named on item 1 and that this record was established and filed in my office in accordance with the provisions of the Illinois statutes relating to the registration of births, stillbirths and deaths.

DEC 29 1992

Oak Park, Il.

SIGNED

LOCAL REGISTRAR

The original record of this death is permanently filed with the ILLINOIS DEPARTMENT OF PUBLIC HEALTH in Springfield. County clerks and local registrars are authorized to make certifications from copies of the original record. The Illinois statutes provide that the certification of a death record by the Department of Public Health or the local registrar or the county clerk shall be prima facie evidence in all courts and places of the facts therein stated.

MEDICAL CERTIFICATE OF DEATH

STATE OF ILLINOIS

93490447 STATE FILE NUMBER

REGISTRATION DISTRICT NO. 16.34		REGISTERS NUMBER 831	
DECEASED-NAME GEORGE COOK		FIRST MIDDLE LAST MARTENS	
1 COUNTY OF DEATH COOK	2 SEX MALE	DATE OF DEATH MONTH DAY YEAR NOV. 16 1992	
4 CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER OAK PARK	3 AGE LAST BIRTHDAY MONTHS DAYS 54 64	DATE OF BIRTH MONTH DAY YEAR FEB. 11, 1928	
6a OAK PARK	5b WEST SUBURBAN HOSPITAL	HOSPITAL OR OTHER INSTITUTION NAME IF NOT BIRTH OR HOME (SEE INSTRUCTIONS)	
7 GERMAN	8a MARRIED	NAME OF SURVIVING SPOUSE (LAST, FIRST & MIDDLE)	
10 577-48-5919	11a ATTORNEY	NAME OF BUSINESS OR INSTITUTION	
12a 1033 NO. EAST AVE.	11b LAW FIRM	EDUCATION (SEE INSTRUCTIONS)	
13a ILLINOIS 60302	11c OAK PARK	RESIDE CITY (SEE INSTRUCTIONS)	
14a WHITE	11d OAK PARK	COUNTY COOK	
15 GEORGE L. MARTENS	16 JOHARNA	MOTHER-NAME FIRST MIDDLE LAST TRENNER	
17a GISELE MARTENS	17b WIFE	MARRIAGE ADDRESS (STREET AND NO. OR R.F.D. OR TOWN STATE ZIP)	
18 PART I Enter the disease or conditions that caused the death. Do not enter the mode of dying such as cardiac or respiratory arrest. (a) Ventricular fibrillation (b) Acute Myocardial Infarction (c) Arteriosclerotic Heart Disease Metastatic Carcinoma of prostate. Diabetes Mellitus Metastatic Carcinoma of prostate. Diabetes Mellitus DATE OF OPERATION IF ANY NONE LABOR FREQUENCIES OF OPERATION NONE CONDITIONS IF ANY WHICH GAVE RISE TO IMMEDIATE CAUSE (a) DATE TO OR (b) SOURCE OF CAUSE LAST Metastatic Carcinoma of prostate. Diabetes Mellitus PART II - Other significant conditions (e.g., chronic diseases) resulting in a disability (do not include conditions listed in PART I) Metastatic Carcinoma of prostate. Diabetes Mellitus DATE OF OPERATION IF ANY NONE LABOR FREQUENCIES OF OPERATION NONE			
19a YES	19b NO	AUTORISY (YES/NO) (SEE INSTRUCTIONS)	
20a YES	20b NO	IF REMAINING WITHIN THE JURISDICTION OF THIS STATE (YES/NO) (SEE INSTRUCTIONS)	
21a YES	21b NO	WAS CORPSE FOR MEDICAL EXAMINATION (YES/NO) (SEE INSTRUCTIONS)	
22a SIGNATURE OF CERTIFIER John H. ...	22b DATE SIGNED NOV. 17, 1992	DATE SIGNED MONTH DAY YEAR	
22c NAME AND TITLE OF CERTIFIER JOHN H. ...	22d ELIBOSITENSE NUMBER 08-037348	ELIBOSITENSE NUMBER	
23a NAME OF ATTENDING PHYSICIAN OR OTHER THAN CERTIFIER ANTHONY J. ...	23b ADDRESS OF PHYSICIAN 251 E. CHICAGO AVE. CHICAGO, ILLINOIS 60611	NOTE: IF A PHYSICIAN HAS INVOLED WITHIN THIS DEATH THE COMPLETION OF MEDICAL EXAMINATION MUST BE NOTIFIED	
24a BURIAL OR CREMATION REMOVAL SECTION BURIAL	24b CELESTITY OR CREMATION ST. JOSEPH	LOCATION CITY OR TOWN STATE RIVER GROVE, IL.	
25a ANTHONY J. & ROBERT L. SCARAFEA	25b ADDRESS OF FUNERAL HOME 6621 W. NORTH AVE. OAK PARK, ILLINOIS 60302	DATE DATE MONTH DAY YEAR NOV 17 1992	
26a LOCAL REGISTRAR'S SIGNATURE	26b DATE	DATE DATE MONTH DAY YEAR NOV 17 1992	

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY



*****CERTIFICATE OF WATER COMPLIANCE*****

Date: 4.5.93

For Consideration
 Final Read
 Exemption under
Section 6 or 7
 Condo Exemption

Name: Property of G. MARTENS

Service Address: 1033 N. EAST

Account #: 42500258

Forwarding/Billing Address: _____

City and State: _____

Requested By: _____

Tele: # _____

For Service: _____ To: 2-11-93

Final Read:

Amount Due: 0

Previous Balance: _____

Total Amount Due: 0

Approved: [Signature]

Property of G. MARTENS
Cook County Clerk's Office

93490447

UNOFFICIAL COPY

Property of Cook County Clerk's Office