

UNOFFICIAL COPY 93806317

QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, ANGELA A. DZAKOVICH, married to JOHN J. DZAKOVICH, of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Convey and Quit Claim unto ANGELA A. DZAKOVICH, not individually, but as trustee, under the provisions of a Declaration of Trust known as the ANGELA A. DZAKOVICH TRUST DATED NOVEMBER 23, 1990 and unto all and every successor or successors in trust under said trust instrument (the named individual, with all successors, is referred to herein as the "Trustee"), the real estate described on Exhibit A attached hereto and made a part hereof (the "Real Estate").

TO HAVE AND HOLD the Real Estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said declaration of trust set forth.

In addition to all of the powers and authority granted to the Trustee by the terms of said declaration of trust, full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide the Real Estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the Real Estate 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 the Real Estate or any part thereof to a successor or successors in trust and to grant to such successor or successor in trust all of the title, estate, powers, and authorities vested in the Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease the Real Estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 the Real Estate, 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 or title or interest in or about or easement appurtenant to the Real Estate or any part thereof, and to deal with the Real Estate 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 the Trustee in relation to the Real Estate, or to whom the Real Estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Real Estate, or be obliged to see that the terms of this deed in trust or said declaration of trust have been complied with or be obliged to inquire into the necessity or expediency of any act of the Trustee; or be obliged or privileged to inquire into any of the terms of said declaration of trust; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the 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 declaration of trust 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 declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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

93806317

27th

THIS INSTRUMENT IS BEING RECORDED TO CORRECT DOCUMENT NO. 91060547.

93806317

#15

UNOFFICIAL COPY

[Faint, mostly illegible text at the top of the page]

[Faint, mostly illegible text in the second section]

[Large block of faint, illegible text in the middle of the page]

[Faint, mostly illegible text at the bottom of the page]

Property of Cook County Clerk's Office

COOK COUNTY

UNOFFICIAL COPY

have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of their predecessors 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 the 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 the 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 real estate 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 "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

GRANTORS 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 GRANTORS aforesaid have set their hands and seals this 23rd day of September, 1993.

COOK COUNTY, ILLINOIS
FILED FOR RECORD
93 OCT -7 PM 12: 25

93806317

Angela A. Dzakovich (Seal)
ANGELA A. DZAKOVICH

John J. Dzakovich (Seal)
JOHN J. DZAKOVICH, who joins in the execution of this instrument solely for the purpose of releasing homestead rights, if any

STATE OF Illinois
COUNTY OF Cook) SS.

I, Beth G. Hirshenson, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ANGELA A. DZAKOVICH and JOHN J. DZAKOVICH, husband and wife, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered 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 23rd day of Sept, 1993.

My Commission Expires:
8-26-96

Address of Grantee and
Mail Tax Bills To:

Angela A. Dzakovich, Trustee
1785 Ponside Drive
Northbrook, Illinois 60062

Beth G. Hirshenson
Notary Public
"OFFICIAL SEAL"
BETH G. HIRSHENSON
Notary Public, State of Illinois
My Commission Expires Aug. 26, 1996
This Instrument Prepared By
and After Recording Return To:

David P. DeYoe
McDermott, Will & Emery
227 West Monroe Street
Chicago, Illinois 60606

93806317

COOK COUNTY, ILLINOIS
FILED FOR RECORD
93 OCT 07 PM 12: 25

~~93806317~~
~~93806317~~

UNOFFICIAL COPY

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 20__.

Clerk of the Court

Judge of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

Property of Cook County Clerk's Office

5180880

UNOFFICIAL COPY

EXHIBIT A

Legal Description

Lot 2 in Birch Pond, a Subdivision of part of the West 1/2 of the North West 1/4 of Section 16, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 04-16-102-018-0000

Common Address: 1785 Pondsides Drive
Northbrook, Illinois 60062

Property of Cook County Clerk's Office

93806317

UNOFFICIAL COPY

Notarized

Notary Public in and for the State of Illinois

My commission expires on the _____ day of _____, 20____.

Notary Public in and for the State of Illinois

My commission expires on the _____ day of _____, 20____.

Notary Public in and for the State of Illinois

Property of Cook County Clerk's Office

00000000

UNOFFICIAL COPY

93806317

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 9/27, 1993

SIGNATURE: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 27 day of Sept, 1993

NOTARY PUBLIC [Signature]

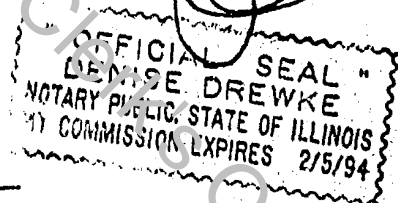


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 9/27, 1993

SIGNATURE: [Signature]
Grantee or Agent

Subscribed and sworn to Before me by the said [Signature] this 27 day of Sept, 1993, Notary Public [Signature]



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.)

93806317

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY