DEED IN TRUST

## UNOFFICIAL COPY 93975640

(The above space for Recorder's use only)

THE GRANTORS, RICHARD T. PELTIER, JR. and JEAN L. PELTIER, his wife in joint tenancy, of the city of Fark Ridge, Cook County, Illinois, for and in consideration of One Dollar, and other good and valuable consideration paid in hand, convey and warrant to:

JEAN L. PELTIER and RICHARD T. PELTIER, JR. Trustees ("Trustee" regardless of the number of trustees) of 101 Summit Ave., Park Ridge, Illinois 60068, under the provisions of a trust agreement dated June 11, 1993 and known as:

THE JEAN L. PELTIER LIVING TRUST DATED JUNE 11, 1993,

and unto all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

PARCEL 1:

RESIDENTIAL UNIT 502 AND PARKING G-2 IN THE SUMMIT CONDOMINIUM, AS DELINEATED ON FLAT OF SURVEY OF THE FOLLOWING DESCRIPED REAL ESTATE:

1075 1 AND 2 IN THE CUMMIT, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1984 AS DOCUMENT NUMBER 27,017,048 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 10° TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88-118,446 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOLLTHE BENEFIT OF PARCEL 1, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1982 AND KNOWN AS TRUST NUMBER 66030, GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION AND THE CITY OF PARK RIDGE. A MUNICIPAL CORPORATION OF ILLINOIS, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 7, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26,902,934 FOR PARKING LYCRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED LAND:

THE SOUTHEASTERLY 1/2 OF THAT PART OF EUCLID AY ENLE VACATED BY ORDINANCE DATED JULY 19, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26,902,933. WHICH LIES NORTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOT 20 EXTENDED NORTHWESTERLY IN BLOCK 2 IN OUTHE.'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Address and send tax bills to: Richard T and Jean C. Peltier, 101 Summit Ave., Park Ridge, Illinois 60068

93975640

PIN# 09 35 207 031 1048 PIN# 09 35 207 031 1077

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this dead and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, to pledge, or otherwise encumber the 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 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the property and every part thereof in all other ways and for such other consideration as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

in no case shall any party dealing with the trustee in relation to said premises or to whom said premises

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In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the 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 the trust agreement; and every 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 dead and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries therounder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lesse, mortgage or other instrument; and (d) if the conveyance is made to 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, her, or their predecessor in trust.

The interest of rach 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 declared to be personal property, and no beneficiary 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The grantor(s) 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 examption of homesteads from sale on execution or otherwise.

The grantor(s) have signed this deed on AUG 15 139;

**EXEMPTION STATEMENT:** 

Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Act.

Signed, / Coordoor V . / .oc

State of Illinois

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County of Cook

Dated: Reverst 15 1993

J. DENY-GI-REGULO THE

THEDBE TRANS 0976 12/01/73 100 17:00

#2731 # 3--93--975640

COOK COUNTY RECUMBER

I am a notary public for the County and State above. I certify Richard T. Peitier, Jr. and Jean L. Peitier, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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 15 1393.

NOTARY PUBLIC

Prepared by: Teresa Nuccio, Esq.

805 West Touny, Suite 101 Park Ridge, Illinois 60068

Recorder's Office: Please return document to preparer.

"OPVICIAL BEAL"
Threes Nuccio
Notary Public, State of Illinois
My Commission Expires 9-30-98

Recorder

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Waratha G ক্ষিত্রত লাগ্রেমী ত্রাক্তির ক্ষেত্রতী হিপ্তার করি รับ จะ โดย เป็นเกาะที่สังเสสานเกาะที่

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STATE OF ILLINOIS

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DATE

COUNTY OF LAOK
TERESA NUCCIO, herainafter referred to as the affiant deposes and states that the affiant resides at 1031 5 ALDINE in the City of PARK RIAGE, II
That the affiant is the attorney for/officer of/the grantor in the deed/lease dated 8/15 1993, hereto attached;
That the attribud dard is not in violation of Section 1 of Chapter 109 of the Illinois Pavised Statutes for one of the following reasons:
(CIRCLE NUMBER BELOW WHICH IS APPLICABLE TO ATTACHED DEED)
The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new strests or easements of access.
3. The division of lots or blocks of less than 1 here in any recorded sub- division which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land by tween owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interest: Therein for use as right of way for railroads or other adjoining public utility facilities, which does not involve any new streets or easements of (egen).
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyances of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.
Affinet further states that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.
Piusa Mucan.

SUBSCRIBED AND SHORN TO BEFORE ME THIS 31 DAY OF NOT 1923.

"OFFICIAL SEAL"
Torusa Nuccio
Notary Public, State of Ulinois
My Commission Expires 8-30-96

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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 real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate the laws of the State of Illinois.

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	The stable and And
Dated, 1993 Si	Ignature Medanuser Acul
O/X	
Subscribed and sworn to me before	pagessign (iii)
me by the said agent this 3 day of 15.	Y OFFICIAL SEAL " } CANCY J. KOOKE }
Notary Public Marcon Mari	" OFFICIAL SEAL " AND
Modery Public	
The Grantee or his agent af:	firms that, to the best of his
knowledge, the name of the Grantee of beneficial interest in a land	shown on the deed or assignment
an Illinois corporation or foreign	r corporation authorized to do
business or acquire and hold title partnership authorized to do bus	iness or acquire and hold real
estate in Illinois, or other entauthorized to do business or acqui	ity recognized as a person and
of the State of Illinois.	
_	
Dated 11-3 , 1993 S:	ignature This Auce of Agent
Subscribed and sworn to me before	jui auxuumma kanny
me by the said agent his day of Mov	{ " OFFICIAL SEAL " { NANGY J. KOPKE }
4 6 6 6	ANY COMMEDIAN EXPIRES 4/13/94
Notary Public Manay Major	

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.)

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