

# UNOFFICIAL COPY

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DEED IN TRUST

(Illinois)

DEPT-91 RECORDINGS \$25.00  
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#5115 # \*--73-105666  
COOK COUNTY RECORDER

THE GRANTORS

JOSEPH M. FERN AND JEANNE M. FERN, his wife,  
as joint tenants

of the County of Cook and State of Illinois for and in consideration of One Dollar, and other good and valuable considerations in hand paid, Convey and Warrant unto

JOSEPH M. FERN, Trustee and JEANNE M. FERN,  
Trustee, of 145 S. East Ave., Oak Park, IL 60302

under the provisions of a trust agreement dated July 2, 1992 and known as THE JOSEPH M. AND JEANNE M. FERN LIVING 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 the State of Illinois, to wit:

Lot 16 in Block 1 in Blackstone Addition to Oak Park said addition being a subdivision of that part North of the South 15 1/2 chains of the West half of the South East quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Subject to: General taxes for the current year and subsequent years; special taxes or assessments for improvements not yet completed; building lines, building and liquor restrictions of record, if any; all zoning and building laws or ordinances of record, if any.

P.I.N. 16-07-402-028-0000

Address of property/send tax bills to: 145 S. East Ave., Oak Park, IL 60302

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 praesenti or in futuro, and upon any terms and for any 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 hereinafter; 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 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 hereinafter.

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, 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 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

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EXEMPTION APPROVED  
*Virginia S. ...*  
VILLAGE CLERK  
VILLAGE OF OAK PARK

20-00

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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 in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under 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(s) hereby expressly waive(s) and release(s) 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(s) aforesaid has/have hereunto set his/their hand(s) and seal(s) on

Joseph M. Fern  
JOSEPH M. FERN

Jeanne M. Fern  
JEANNE M. FERN

### EXEMPTION STATEMENT:

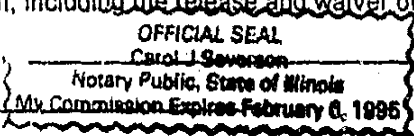
Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Act.

Signed, Joseph M. Fern, and dated July 2, 1992

State of Illinois, County of DuPage ss.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH M. FERN and JEANNE M. FERN, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/they signed, sealed and delivered the said instrument as a 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,



Commission expires

Carol J. Severson  
NOTARY PUBLIC

Prepared by E.G. Moser & Associates, P.C.  
1112 S. Washington St., Suite 117, Naperville, IL 60540-7952

Recorder's Office: Please return document to preparer.

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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 2-2, 1993 Signature: Ellen Gay Moore  
Grantor or Agent

Subscribed and sworn to before me by the said Ellen Gay Moore this 2<sup>nd</sup> day of February, 1993.  
Notary Public Barbara Jean McGuire

OFFICIAL SEAL  
Barbara Jean McGuire  
Notary Public, State of Illinois  
DeKalb County  
My Commission Expires 1-16-95

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 2-2, 1993 Signature: Ellen Gay Moore  
Grantee or Agent

Subscribed and sworn to before me by the said Ellen Gay Moore this 2<sup>nd</sup> day of February, 1993.  
Notary Public Barbara Jean McGuire

OFFICIAL SEAL  
Barbara Jean McGuire  
Notary Public, State of Illinois  
DeKalb County  
My Commission Expires 1-16-95

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 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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