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DEPT-01 RECORDING \$25.00
T0444 TRAN 5323 03/04/93 11:16:00
08891 # \*-93-163225
COOK COUNTY RECORDER

DEED IN TRUST

(Conveying real estate into Land Trust No. 1245)

THIS INDENTURE WITNESSETH, That the Grantors JEROME B. TOIGO and JACQUELYN M. TOIGO, his wife

for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY and WARRANT unto THE GRUNDY COUNTY NATIONAL BANK, a corporation organized and existing as a national banking association under the laws of the United States of America, as Trustee, under the provisions of a Trust Agreement dated December 28, 92, and known as Trust Number 1245, the following described real estate in Cook County, Illinois:

LOT 21 AND THE WEST 1/2 OF LOT 22 IN BLOCK 7 IN NILES CENTER TERRACE, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Exempt Under Real Estate Transfer Tax Act Sec. 4 Par. E & Cook County Ord. 95104 Par. E Date MAR 4, 1993 Sign. [Signature]

VILLAGE of SKOKIE, ILLINOIS Economic Development Tax Village Code Chapter 10 EXEMPT Transaction Chicago Office

P.I.N. 10-28-223-021 and 10-28-223-050

MAR 4/93

Common Address: 5040 Brummel, Skokie, Illinois 60077

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 is hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 such 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 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.

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 expedience 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 in trust.

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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 grantors hereby expressly waive and release any and all rights or benefits 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 have set their hands and seals this 28th day of December, 1992.

Jerome B. Toigo (SEAL) Jacquelyn M. Toigo (SEAL)  
 Jerome B. Toigo Jacquelyn M. Toigo  
 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

STATE OF ILLINOIS )  
 )SS  
County of Grundy )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jerome B. Toigo and Jacquelyn M. Toigo, his wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 28th day of December, 1992.  
(SEAL) Beth A. Pellant  
My Commission expires March 20, 1996.  
Notary Public

" OFFICIAL SEAL "  
BETH A. PELLANT  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/20/96

Send subsequent tax bills to:  
The Grundy County National Bank  
Trustee under Trust No. \_\_\_\_\_  
200 Liberty St., Morris, Ill. 60450  
-TGD-

Return to: **Box 326**  
Grundy County National Bank  
Liberty St., Morris, Ill. 60450



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## STATEMENT BY GRANTEE 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 March 3, 1993

Signature: \_\_\_\_\_

Thomas L. Dratha - Atty.  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 3rd day of March, 1993.

Notary Public Lori A. Sambol



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 March 3, 1993

Signature: \_\_\_\_\_

Thomas L. Dratha - Atty.  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 3rd day of March, 1993.

Notary Public Lori A. Sambol



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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Property of Cook County Clerk's Office

9-18-2025