

UNOFFICIAL COPY 93191263

DEED IN TRUST
(ILLINOIS)

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THE GRANTORS, MILTON H. NEWTON and FAY NEWTON,
his Wife

DEEDS RECORDING
1993 FEB 19 10 58 AM '93
COOK COUNTY RECORDER

of the County of DuPage and State of Illinois
for and in consideration of TEN

Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT ~~XXXXXXXXXXXXXXXXXXXX~~) unto
Milton H. Newton
22 W. 424 Hillcrest Terr., Medinah, IL 60157

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 22nd day of October, 1992, and known as ~~XXXXXX~~
~~The Milton H. Newton Living Trust~~

trust agreement referred to as "the trust," 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: Lots 18 and 19 in Gardner Seventh Addition to Montrose Resubdivision of Lots 1 to 12 (except the South 33 feet of Lots 11 and 12) in Block 3 in H.L. Lewis Addition to Montrose in the North 1/8 of the South 1/4 of Section 16, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 13-16-401-007 93191263
Address(es) of real estate: 4351 N. Milwaukee Ave., Chicago, IL 60641

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby given to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to create 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; to 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 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 purchase or lease and to grant options to lease and options to renew leases and 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 case of any part of 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 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 attachment thereto and binding upon all beneficiaries hereunder, (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 or any of them shall be only in the earnings, assets 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, assets 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 thereon, 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 B 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 B above named by Venue unto their hands and seals this

day of Feb 1993
MILTON H. NEWTON (SEAL) Fay Newton (SEAL)

State of Illinois, a County of Cook
I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MILTON H. NEWTON and FAY NEWTON, his Wife, (personal names known to me to be the same person) whose name B 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.

Witness my hand and official seal this 18th day of February 1993

George W. Phillips
Notary Public
c/o Lewis, Overbeck & Furman
60603

Prepared by George W. Phillips
135 S. LaSalle St., #2300, Chicago, IL

MAIL TO { George W. Phillips (Name)
135 S. LaSalle St., #2300 (Address)
Chicago, IL 60603 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO Milton H. Newton, Trustee (Name)
22 W. 424 Hillcrest Terr. (Address)
Medinah, IL 60157 (City, State and Zip)

EXEMPT UNDER PROVISION OF PARAGRAPH (C), SECTION 4, REAL ESTATE TRANSFER TAX ACT.
Buyer, Seller or Beneficiary
Date 2/19/93

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

60215106

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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 Feb 5, 1993 Signature: Fay Newton
Grantor ~~xxxxxxx~~ Fay Newton

Subscribed and sworn to before me by the said Fay Newton this 5th day of February, 1993.

Notary Public Benjamin A. Daniel

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 Feb 5, 1993 Signature: Milton H. Newton
Grantee ~~xxxxxxx~~ Milton H. Newton, Trustee

Subscribed and sworn to before me by the said Milton H. Newton this 5th day of February, 1993.

Notary Public Benjamin A. Daniel

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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