

UNOFFICIAL COPY

DEED IN TRUST

PROPERTY RECORDS

MAY -3 PM 4:19

93327466

CL 0562-75-44

93327466

J.P.

WP-6/83

QUIT CLAIM

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor MICHELLE TABOR, a fema sole

of the County of DuPage and State of Illinois for and in consideration of dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto the JEFFERSON STATE BANK, a Corporation of Illinois, whose address is 5301 W. Lawrence Ave. Chicago, Illinois 60630, its successor or successors, as Trustee under a trust agreement dated the 26th day of April, 1993, known as Trust Number , the following described real estate in the County of and State of Illinois, to-wit:

See attached legal description attached as Exhibit "A"

Commonly known as 400 S. Milwaukee Avenue, Wheeling, IL 60090

13-12-108-008,015 and 016

Permanent Tax Number:

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts 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 successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or period of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said 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 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, 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 herein 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 herein and in the trust agreement or in any amendments therof and binding upon all beneficiaries, (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 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby 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 possession, 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 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 aforesaid has hereunto set her hand and seal this 26th day of April 1993

Michelle Tabor (SEAL) (SEAL) (SEAL)

This instrument was prepared by:

This Instrument Prepared By: Irwin E. Leiter, Esq. 3244 York Road, Suite 311 Oak Brook, IL 60621

EXEMPT UNDER ILLINOIS REAL ESTATE TRANSFER TAX ACT, SECTION 4, PARAGRAPH E, AND COOK COUNTY ORDINANCE 95104, PAR. E.

93327466

#15

# UNOFFICIAL COPY

State of Illinois } ss. I, Irwin E. Leiter a Notary Public in and for said County, in  
County of Dupage } the state aforesaid, do hereby certify that Michelle Labor, a femme sole

personally known to me to be the same person, whose name is \_\_\_\_\_ subscribed to  
the foregoing instrument, appeared before me this day in person and acknowledged that she  
signed, sealed and delivered the said instrument as her \_\_\_\_\_ free and voluntary act, for the use  
and purpose therein set forth, including the release and waiver of the right of homestead.  
Given under my hand and notarial seal this 26th day of April 1993

"OFFICIAL SEAL"  
IRWIN E. LEITER  
Notary Public, State of Illinois  
My Commission Expires 4/16/94

After recording return to:

JEFFERSON STATE BANK

TRUST DEPARTMENT

5201 W. Lawrence Avenue

Chicago, IL 60630

Box 199 (Cook County only)

405 S. Milwaukee, Wheeling, IL 60090

For information only insert street address  
of above described property.

The Name and Address of the Grantee of This Deed  
is JEFFERSON STATE BANK, Not Individually  
But As Trustee of the Trust described in the body  
of the Deed, 5301 West Lawrence Ave. Chicago,  
Illinois 60630.

Notary Public

93327466

Property of Cook County Clerk's Office

2022/18

93327466

**PARCEL I:**

THAT PART OF A TRACT OF LAND DESCRIBED AS THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING IN CENTER LINE OF MILWAUKEE AVENUE ROAD 12 FEET NORTH OF THE NORTH LINE OF LOT 3 IN THE SUBDIVISION OF FORKE'S FARM; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 674.5 FEET; THENCE NORTH AT RIGHT ANGLES WITH THE NORTH LINE OF SAID LOT 3, 66 FEET; THENCE EASTERLY 650.10 FEET TO THE CENTER OF MILWAUKEE ROAD 76 FEET NORTH OF THE LINE OF SAID LOT 3; THENCE SOUTHEASTERLY 69.6 FEET TO THE PLACE OF BEGINNING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PREMISES; THENCE WEST ALONG THE SOUTH LINE THEREOF 296.09 FEET; THENCE NORTHWESTERLY TO A POINT IN THE NORTH LINE OF SAID PREMISES 296.33 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID PREMISES 296.33 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID PREMISES, BEING THE CENTER LINE OF MILWAUKEE ROAD, TO THE PLACE OF BEGINNING.

**PARCEL II:**

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 33 IN MOR'S FARM SYNDICATE SUBDIVISION UNIT NUMBER 1 ACCORDING TO THE PLAT RECORDED AS DOCUMENT 9,771,523; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE EXTENDED SOUTHEASTERLY OF SAID LOT 33 TO ITS INTERSECTION WITH A LINE 66 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 79 IN MOR'S FARM SYNDICATE SUBDIVISION UNIT NUMBER 1, AFORESAID; THENCE WEST ALONG A LINE 66 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 79 TO INTERSECTION WITH THE CENTER LINE EXTENDED SOUTHEASTERLY OF THE ALLEY WEST OF AND ADJOINING LOT 32 IN SAID SECTION; THENCE EASTERLY ALONG A STRAIGHT LINE TO THE PLACE OF BEGINNING.

**PARCEL III:**

THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN AND ADJOINING PARCELS I AND II AFORESAID, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF LOT 33 IN MOR'S FARM SYNDICATE SUBDIVISION UNIT NUMBER 1, ACCORDING TO THE PLAT RECORDED AS DOCUMENT 9,771,523; EXTENDED SOUTHEASTERLY WITH A LINE 66 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 79 IN MOR'S FARM SYNDICATE SUBDIVISION UNIT NUMBER 1, AFORESAID; THENCE WEST ON SAID PARALLEL LINE (ALSO BEING SOUTH LINE OF PARCEL II) A DISTANCE OF 149.70 FEET TO THE CENTER LINE EXTENDED SOUTHEASTERLY OF THE ALLEY WEST OF AND ADJOINING LOT 32 IN SAID MOR'S FARM SYNDICATE SUBDIVISION UNIT NUMBER 1; THENCE SOUTHEASTERLY A DISTANCE OF 1.46 FEET AS MEASURED ON A LINE

LEGAL DESCRIPTION CONTINUUM  
**UNOFFICIAL COPY**

DRAWN FROM LAST DESCRIBED POINT TO A POINT ON THE SOUTH LINE OF SAID LOT 79, SAID POINT BEING 286.09 FEET WEST OF THE CENTER LINE OF MILWAUKEE AVENUE; THENCE EAST A DISTANCE OF 158.18 FEET AS MEASURED ON THE NORTH LINE OF PARCEL I; THENCE NORTHWESTERLY ON SAID SOUTHEASTERLY EXTENSION OF EASTERLY LINE OF LOT 33, A DISTANCE OF 2.87 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

END OF SCHEDULE A

Property of Cook County Clerk's Office

93327466

# UNOFFICIAL COPY

## 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 April 24, 1993 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said JAMES E. LITNER this 24th day of April, 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 April 26, 1993 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said JAMES E. LITNER this 26th day of April, 1993.  
Notary Public [Signature]

OFFICIAL SEAL  
VALERIE HOSEK  
Notary Public, State of Illinois  
My Commission Expires 10/6/98

93327466

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 AB) to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)