

UNOFFICIAL COPY

94525428

DEED IN TRUST (ILLINOIS)

THE GRANTOR, ANNE GEPHART, of the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of ten and no/100 (10) dollars, and other good and valuable consideration in hand paid CONVEY AND WARRANT TO **ANNE GEPHART, as Trustee of THE ANNE GEPHART TRUST** dated June 3 1994, or her successors in interest regardless of the number of trustee(s), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook:

Legal Description: Lots 277 and 278 in Scarsdale, being a subdivision of part of the West 1/2 of the East 1/2 and part of the East 1/2 of the West 1/2 of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Address(es) of real estate: 619 East Davis Street, Arlington Heights, IL 60005 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. (NOTE): Full power and authority are hereby granted to said trustee to improve, manage, protect, and subdivide the premises or any part thereof to dedicate parks, streets, highways, or alleys, to vacate any subdivision of 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 of reversion, by lease to commence in possession in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise in terms 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 to make leases and to grant options to lease and options to renew future leases, to partition, 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, *whenever 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 the trust have been complied with, or be obliged in the necessity or expediency of any act of said trustee, or be obliged 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 if ever 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 trust agreement or in some amendment thereof 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 us, 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, 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 hereby expressly waives and releases any and all right 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.

And the said grantor aforesaid 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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this June 3 day of June, 1994.

ANNE GEPHART
ANNE GEPHART

PRECEDENT INDEX NUMBERS

63-22-211-314-0000

State of Illinois, County of Cook SS.
"OFFICIAL SEAL"
STEVEN C. PERLIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/30/97

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANNE GEPHART today appeared before me, and she is subscribed to the foregoing instrument as her free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

06-09-94 12:11
RECORDING 25.00
MAIL 2.50
94525428

SEAL

Given under my hand and official this 3rd day of June, 1994.
My Commission expires June 3 1994
Steven C. Perlis
NOTARY PUBLIC

This instrument was prepared by: STEVEN C. PERLIS, Attorney at Law
120 West Eastman, Suite 300, Arlington Heights, Illinois 60004

MAIL TO: STEVEN C. PERLIS
120 W. Eastman, Suite 300
Arlington Heights, IL 60004

SEND SUBSEQUENT TAX BILLS TO:
ANNE GEPHART
619 East Davis Street
Arlington Heights, IL 60005

COOK COUNTY
RECORDER
JESSE WHITE
ROLLING MEADOWS

94525428

25.10
10

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

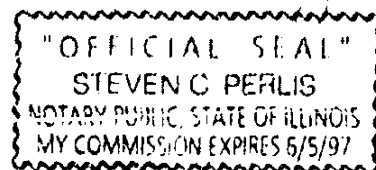
STATEMENT BY GRANTOR AND GRANTEE

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 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 _____ 19____

Signature: [Handwritten Signature]

Subscribed and sworn to before me the said _____ this _____ day of _____ 19____
Notary Public _____

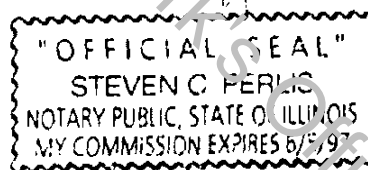


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to 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 _____ 19____

Signature: [Handwritten Signature]

Subscribed and sworn to before me the said _____ this _____ day of _____ 19____
Notary Public _____



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.)

94525428