

# UNOFFICIAL COPY

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## DEED IN TRUST

The Grantors, BETTY JANE FINLEY, married to MORGAN M. FINLEY, of the Village of Indian Head Park, County of Cook, State of Illinois, for the consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, convey and quit claim to BETTY JANE FINLEY (or her designated successor), as Trustee of the BETTY JANE FINLEY 1993 TRUST under Agreement dated November 30, 1993, 123 Acacia Circle, Unit 610, Indian Head Park, Illinois 60525, all her interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**DESCRIPTION:** An undivided 1/2 interest in Lots 109 and 110 in Frank Delugach's 159th Street Manor, being a Subdivision of the South 1/2 of the East 1/2 of the Southwest 1/4, the West 1/2 of the Southwest 1/4 of the South East 1/4 and the West 1/2 of the East 1/2 of the Southwest 1/4 of the South East 1/4 of Section 18, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

**COMMONLY KNOWN AS:** S.E. Corner of 117th Avenue and 157th Street  
Orland Township, Cook County, Illinois

**P.I.N.:** 27-18-312-001 (Lot 109)  
27-18-312-002 (Lot 110)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and the Trustee is specifically granted and given the power and authority:

- (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
- (b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
- (c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
- (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
- (e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of the BETTY JANE FINLEY 1993 TRUST under Agreement dated November 30, 1993; and

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\$ 29.50

Exempt under provisions of Paragraph 2, Section 1, Real Estate Transfer Tax Act

Date: 11-10-94 Buyer, Seller or Representative: Morgan M. Finley

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(f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the Trust Agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement dated the 30th day of November, 1993, and known as the BETTY JANE FINLEY 1993 TRUST.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in any exercise of any powers granted by this deed or the adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the said unrecorded Trust Agreement and any amendments thereto collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement and any amendment thereto collateral hereto shall be personal property only.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

DATED this 13<sup>th</sup> day of June, 1994.

Betty Jane Finley  
BETTY JANE FINLEY  
Morgan M. Finley  
MORGAN M. FINLEY

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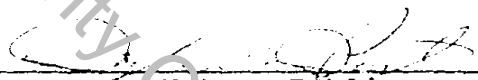
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STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK   )

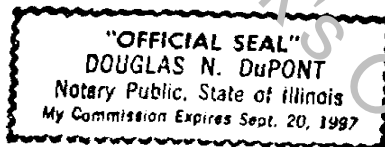
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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BETTY JANE FINLEY, married to MORGAN M. FINLEY, Grantors, personally known to me to be the same persons whose names are subscribed to the foregoing document appeared before me this day in person and acknowledged that they signed, sealed and delivered the same 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 12<sup>th</sup> day of June, 1994.

  
\_\_\_\_\_  
Notary Public

Commission Expires: 6-20-97



THIS INSTRUMENT WAS PREPARED BY AND MAIL TO:

DOUGLAS N. DUPONT  
GOLDSTINE, SKRODZKI, RUSSIAN  
NEMEC AND HOFF, LTD.  
7660 West 62nd Place  
Summit, Illinois 60501  
Phone: (708) 458-1253

MAIL TAX BILL TO:

Name                                    Betty Jane Finley  
Address                                123 Acacia Circle, Unit 610  
City, State                            Indian Head Park, IL 60525



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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 June 13, 1994

Signature: Betty Jane Finley

~~XXXXXXXXXXXX~~  
BETTY JANE FINLEY, Grantee

Subscribed and sworn to before me by the said Grantor this 13 day of June 1994.

Notary Public Douglas N. DuPont

"OFFICIAL SEAL"  
DOUGLAS N. DUPONT  
Notary Public, State of Illinois  
My Commission Expires Sept. 20, 1997

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.

BETTY JANE FINLEY 1993 TRUST U/A/D 11/30/93

Dated June 13, 1994

Signature: Betty Jane Finley

~~XXXXXXXXXXXX~~  
BETTY JANE FINLEY, Trustee, Grantee

Subscribed and sworn to before me by the said Grantee this 13 day of June 1994.

Notary Public Douglas N. DuPont

"OFFICIAL SEAL"  
DOUGLAS N. DUPONT  
Notary Public, State of Illinois  
My Commission Expires Sept. 20, 1997

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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