

DEED IN TRUST

UNOFFICIAL COPY

THE GRANTOR, William B. Buckingham, of the County of Cook, and State of Illinois, for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto

William B. Buckingham, as Trustee of the William B. Buckingham Declaration of Trust dated October 15, 1976; and

Margery C. Buckingham, as Trustee of the Margery C. Buckingham Declaration of Trust dated October 15, 1976

each as to an undivided one-half (1/2) interest, as TENANTS IN COMMON

315 Linden Avenue
Oak Park, Illinois 60302

(herein referred to as "said trustee", 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 situated in the County of Cook in the State of Illinois, to-wit:

The West 20 Feet of Lot 14 in the Subdivision of the West 394 Feet (except the East 14 Feet of the North 80 Feet thereof) in Block 32 in Kinzie's Addition to Chicago, in the North 1/2 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index Number: 17 10-203-015

Address of Real Estate: 224 East Ontario, Chicago, Illinois

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 granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to redivide 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 or reversion, by lease to commence in the present or in the 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 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 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 amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver 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, 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.

And the said grantors hereby expressly waive and release 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 grantors aforesaid have hereunto set their hands and seals this 31st day of May, 1994.

William B. Buckingham
William B. Buckingham

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William B. Buckingham, 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 he signed, sealed, and delivered the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

"OFFICIAL SEAL"
WILLIAM E. HOFMANN
Notary Public, State of Illinois
My Commission Expires Aug. 25, 1997

Given under my hand and official seal, this 31st day of MAY 1994.

William E. Hofmann
NOTARY PUBLIC

This instrument was prepared by:
Bryan R. Orr, of Shaheen, Callahan and Orr, P.C., Attorneys at Law
20 North Wacker Drive, Suite 2900, Chicago, IL 60606

Mail to:
Bryan R. Orr
Shaheen, Callahan and Orr, P.C.
20 No. Wacker Drive, Suite 2900, Chicago, IL 60606

Send Subsequent Tax Bills To:
William and Margery Buckingham
319 Linden Avenue
Oak Park, IL 60302

DEPT-01 RECORDING \$25.50
TWS555 TRAN 1244 07/06/94 14:34:00
#0613 # JL #-94-888074
COOK COUNTY RECORDER

94588074

94588074

Exempt under Paragraph e of Section 4 of the Real Estate Transfer Tax Act.

William E. Hofmann
Agent

June 13, 1994



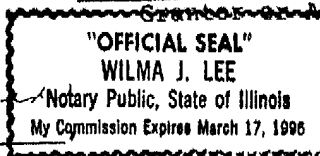
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STATEMENT BY GRANTOR AND GRANTEE

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 7/6, 19 94 Signature: William E. Hoffman
Grantor or Agent

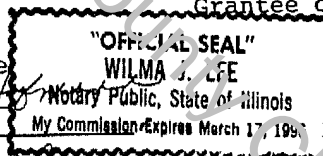
Subscribed and sworn to before me by the said William E. Hoffman this 6th day of July 19 94.
Notary Public Wilma J. Lee



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 7/6, 19 94 Signature: William E. Hoffman
Grantee or Agent

Subscribed and sworn to before me by the said William E. Hoffman this 6th day of July 19 94.
Notary Public Wilma J. Lee



94589074

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.)