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QUIT CLAIM DEED IN TRUST

GRANTOR(S), Bertha E. Bartels, a widow and Beth A. Brewer, single of Elgin, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to the grantee(s), Bertha E. Bartels as Trustee of the Bertha E. Bartels Trust dated July 5, 1994, Bertha E. Bartels, beneficiary of 665-C Waverly, Elgin in the County of Cook in the State of Illinois, the following described real estate, to wit:

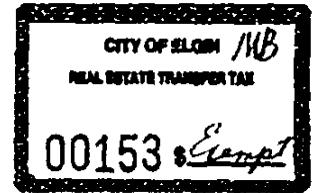
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DEPT-01 RECORDING \$31.50
5, 131111 TRAN 6120 08/01/94 11:26:00
, 3920 CG *-94-673458
COOK COUNTY RECORDER

== For Recorder's Use ==

See Legal Description Attached

Permanent Index No:
06-07-313-045-1063



Known as: 665-C Waverly, Elgin, Illinois 60120

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.

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 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 or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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.

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ATTORNEYS TITLE COMPANY FUNDING CENTER 8/5/94

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In no case shall any party dealing with said trustee, in relation to said premises, or to whom said premises or any part hereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, to 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 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 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, 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 Title 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 of such case made and provided.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

DATED this 6th day of July, 1984.

Bertha E. Bartels
Bertha E. Bartels

Beth A. Brewer
Beth A. Brewer

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Property of Cook County Clerk's Office

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STATE OF ILLINOIS)

COUNTY OF DU PAGE)

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The foregoing instrument was acknowledged before me this July 6 1994 by Bertha E. Bartels, a widow and Beth A. Brewer, single

OFFICIAL SEAL
NANCY E. SWANSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/19/94

Nancy E. Swanson Notary Public
My commission expires 8/19/94

Prepared By: John P. Martin, 1755 S. Naperville Road
Wheaton, Illinois 60187

Tax Bill To: Bertha E. Bartels
665-C Waverly Drive, Elgin, Illinois 60120

Return To : John P. Martin
1755 S. Naperville Road, Wheaton, Illinois 60187



This transfer exempt from taxation pursuant to Section 4(e) of the Real Estate Transfer Tax Act.

John P. Martin 7/6/94
Attorney Date

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COOK COUNTY
CLERK'S OFFICE

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Legal Description

PARCEL 1: Unit 665-C together with the exclusive right to the use of 665-CG and 665-CP as delineated on the survey of the following described real estate: That part of Waverly Commons Condominiums, being part of Lots 1 and 2 of amended Plat of Highfield Place, as per document No. 25723114 recorded January 2, 1981, being a subdivision of part of the South 1/2 of Section 7, Township 41 North, Range 9, East of the Third Principal Meridian, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded March 25, 1986 as Document 86114413 as amended from time to time together with its undivided percentage interest in the common elements in Cook County, Illinois.

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STATEMENT BY GRANTOR AND GRANTEE

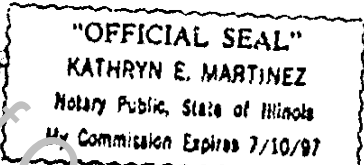
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 7/27/94

Signature: *Mary E. [unclear]*
Grantor or Agent

Subscribed and Sworn to before me this 25th
day of July, 1994.

Kathryn E. Martinez
Notary Public



The grantee or the grantee's 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: 7/27/94

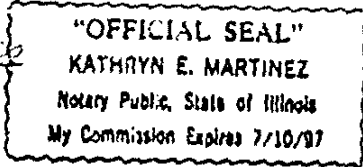
Signature: *Mary E. [unclear]*

NOTE: Any person who knowingly submits 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and Sworn to before me this 25th
day of July, 1994.

Kathryn E. Martinez
Notary Public



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