

UNOFFICIAL COPY

DEED OF TRUST
(ILLINOIS)

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94723489

THE GRANTOR Wanda Marie Bruns, a widow and not since remarried,

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and (WARRANT) /QUITCLAIM S) unto

Wanda M. Bruns (of 135 W. Palatine Rd., Palatine, IL 60067)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 5th day of August, 1994, (hereinafter 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 in the County of Cook and State of Illinois, to wit:

Legal Description set forth on reverse side hereof:

Permanent Real Estate Index Number(s): 02-22-202-004 and 02-22-202-005

Address(es) of real estate: 135 W. Palatine Rd., Palatine IL 60067

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, or 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 present or in 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 encumbrance 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 compelled 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 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 Titles is hereby directed not to register in note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitation," 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 6th day of AUGUST, 19 94

(SEAL)

Wanda Marie Bruns (SEAL)
Wanda Marie Bruns

Notary Public, State of Illinois
My Commission Expires 8/26/95
HERE

COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wanda Marie Bruns, a widow and not since remarried, 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6th day of August, 19 94

Commission expires April 26, 19 95

Edward P. Cremorius
NOTARY PUBLIC

This instrument was prepared by E. P. Cremorius, Attorney, 236 E. Northwest, Palatine, IL 60067 (NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE.

MAIL TO E. P. Cremorius
(Name)
236 E. Northwest Hwy
(Address)
Palatine IL 60067
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
Wanda Bruns
(Name)
135 W. Palatine Rd.
(Address)
Palatine IL 60067
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO

DEF1-11

127 50

INDEXED FILED 7876 86/12/94 10:42:00
#0735 H C R * 22 223489
COOK COUNTY RECORDER

-94-723489

(The Above Space For Recorder's Use Only)

68722476

APPROPRIATE "RIDERS" OR REVENUE STAMPS HERE

Stamp under Real Estate Transfer Tax Act Sec. 4
Par. 1 & Cook County Ord. 95104 Par. 1

Sign: Edward P. Cremorius Atty

Date 8/16/94

2750
78

Death Certificate Attached

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

LOT ONE (1) AND LOT TWO (2) IN BLOCK "D" IN PRATT'S SUBDIVISION OF THE NORTH
24.60 ACRES OF THE NORTHEAST QUARTER (¼) OF THE NORTHEAST QUARTER (¼)
OF SECTION 22, TOWN 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN.

94723489

Property of Cook County Clerk's Office

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STATEMENT BY GRANTEE 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 AUGUST 8, 1994

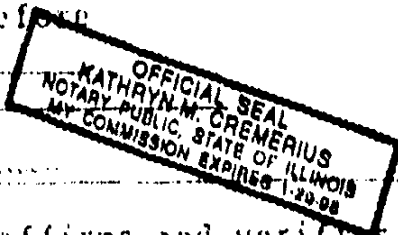
Signature:

[Handwritten Signature]

~~XXXXXX~~ Agent

Subscribed and sworn to before me by the said AGENT this 8TH day of AUGUST 19 94

Notary Public *[Handwritten Name]*



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 AUGUST 8, 19 94

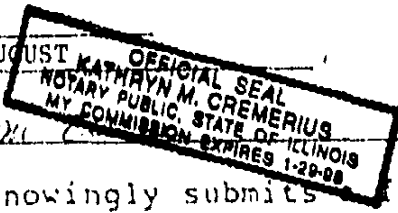
Signature:

[Handwritten Signature]

~~XXXXXX~~ or Agent

Subscribed and sworn to before me by the said AGENT this 8TH day of AUGUST 19 94

Notary Public *[Handwritten Name]*



-94-723489

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class 2 misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABJ to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

94723489

I HEREBY CERTIFY THAT the foregoing is a true and correct copy of the death record for the decedent named herein and that this record was established and filed in my office in accordance with the provisions of the Illinois statutes relating to the registration of births, stillbirths and deaths.

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DATE: JUNE 17, 1994

SIGNED: Margrit Kalkis

at Cook County Department of Public Health

Official Title, Chief Deputy Registrar

REGISTRATION DISTRICT NO 16.0

STATE OF ILLINOIS
MEDICAL CERTIFICATE OF DEATH
 94723489

DECEASED NAME: Elmer SEX: Male RACE: White DATE OF DEATH: June 4, 1920
 AGE AT DEATH: 74 YEARS MONTHS DAYS: 0 0 0
 PLACE OF BIRTH: Palatine, Ill

1. Palatine ILLINOIS
 2. Palatine, Ill
 3. 358-05-2603
 4. 135 West Palatine Road
 5. Illinois
 6. 60067

17a. Wanda Bruns RELATIONSHIP: wife ADDRESS: 135 West Palatine Rd, Palatine, Ill
 17b. Wanda Bruns RELATIONSHIP: wife ADDRESS: 135 West Palatine Rd, Palatine, Ill
 17c. Wanda Bruns RELATIONSHIP: wife ADDRESS: 135 West Palatine Rd, Palatine, Ill

20a. 6/17/94
 20b. 161d W. Central #101
 20c. 6/17/94
 20d. 036-072508

21. Funeral Home
 22. Funeral Home
 23. Funeral Home
 24. Funeral Home
 25. Funeral Home

26a. Funeral Home
 26b. Funeral Home
 26c. Funeral Home
 26d. Funeral Home

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