

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

94913956

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DEPT-01 RECORDING \$25.50
T96666 TRAN 9468 10/26/94 16:48:00
#2668 LC #94-913956
COOK COUNTY RECORDER

~~DEPT-01 RECORDING \$25.50~~
~~T96666 TRAN 9423 10/26/94 12:26:00~~
~~43874 LC #94-913956~~
COOK COUNTY RECORDER

THE GRANTOR, JANET B. CASE, married to
THOMAS B. CASE,

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,
Convey and (WARRANT /QUIT CLAIM) unto
JANET B. CASE, 2515 St. Andrews Drive, Olympia
Fields, IL 60461

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 16th day of August, 1994, and known as Trust
for the Janet B. Case Trust
Trustee (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:

See Legal Description attached hereto.

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Permanent Real Estate Index Number(s): 31-13-204-018

Address(es) of real estate: 2515 St. Andrews Drive, Olympia Fields, IL

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 create 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,
power, 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 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 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 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 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 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 16th
day of AUGUST, 1994.

Janet B. Case (SEAL)

Thomas B. Case (SEAL)
(for waiver of homestead)

State of Illinois, County of Cook
OFFICIAL SEAL
HELEN T. CHAVEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/14/98

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that Janet B. Case and Thomas B. Case, husband and wife,
personally known to me to be the same person(s) whose name(s) are subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledged that they signed,
sealed and delivered the said 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 16th day of August, 1994

MAIL TO

Commission expires NOVEMBER 14, 1998

This instrument was prepared by Thomas J. Godfrey, Jr., 122 S. Michigan Ave., Chicago, IL 60603
(NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Mr. Thomas J. Godfrey, Jr.
(Name)
122 S. Michigan Ave., Suite 1220
(Address)
Chicago, IL 60603
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
No change.
(Name)
(Address)
(City, State and Zip)

EXEMPT UNDER ILL. ABSENTEE ESTATE TRANSFER ACT,
SECTION 4, PARAGRAPH E, COOK
COUNTY ORDINANCE 95104, PARAGRAPH E
DATE: 11/16/94 SIGNATURE: Helen T. Chavez

2550

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

2025-10-16

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Legal Description to Deed 12

PARCEL 1:

LOT 35 IN THE GREENS TOWNHOMES SUBDIVISION PHASE II, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY BEVERLY TRUST COMPANY, AS SUCCESSOR TRUSTEE TO MATTESON-RICHTON BANK, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1987 KNOWN AS TRUST NUMBER 74-1669 RECORDED FEBRUARY 18, 1988 AS DOCUMENT 88071237 AND AS SHOWN ON PLAT OF THE GREENS TOWNHOMES SUBDIVISION PHASE II RECORDED NOVEMBER 3, 1988 AS DOCUMENT 88507735 AND AS CREATED BY DEED FROM BEVERLY TRUST COMPANY, AS SUCCESSOR TRUSTEE TO MATTESON-RICHTON BANK, AN ILLINOIS BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1987 KNOWN AS TRUST NO. 74-1669 TO BEVERLY TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 7, 1988 AND KNOWN AS TRUST NUMBER 74-1845 AND RECORDED AUGUST 25, 1989 AS DOCUMENT 89397715 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS BY GRANTOR DATED THE 14TH DAY OF SEPTEMBER, 1987 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 18, 1988 AS DOCUMENT 88071237, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, THEIR HEIRS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE PREMISES HEREBY CONVEYED THE EASEMENTS CREATED BY SAID DECLARATION FOR THE BENEFIT OF THE OWNERS OF THE PARCELS OF REALTY THEREIN DESCRIBED. GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS APPURTENANT TO THE REMAINING PARCELS DESCRIBED IN SAID DECLARATION, THE EASEMENTS THEREBY CREATED FOR THE BENEFIT OF SAID REMAINING PARCELS DESCRIBED IN SAID DECLARATION AND THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES AND MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, AND THE PARTIES THERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANTS TO BE BOUND BY THE COVENANTS AND AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

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Deed #2

STATEMENT BY GRANTOR AND GRANTEE

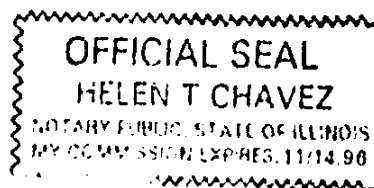
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 August 16, 19 94 Signature: _____

Thomas J. Godfrey, Jr.
~~Grantor~~ Agent

Subscribed and sworn to before me
by the said Thomas J. Godfrey, Jr.
this 16th day of August, 19 94.

Helen J. Chavez
Notary Public



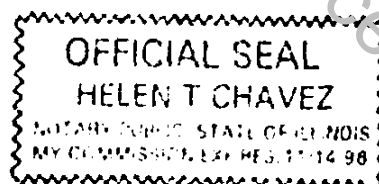
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 16, 19 94 Signature: _____

Thomas J. Godfrey, Jr.
~~Grantor~~ Agent

Subscribed and sworn to before me
by the said Thomas J. Godfrey, Jr.
this 16th day of August, 19 94.

Helen J. Chavez
Notary Public



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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.

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[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.]