

94929625

# UNOFFICIAL COPY

DEED IN TRUST

**THE GRANTOR:**

**MICHAEL D. CLUTTER AND CAROL M. CLUTTER**, his wife  
of 120 Wilson Street, Park Forest IL 60466 (in Cook County), for and in consideration of less than ONE DOLLAR (\$1.00) in hand paid CONVEY AND WARRANT TO:

DEPT-01 RECORDING \$25.50  
T#6088 TRAN 4773 11/01/94 12:28:00  
#7264 # JTB # -94-929625  
COOK COUNTY RECORDER

**MICHAEL D. CLUTTER AND CAROL M. CLUTTER**, of 120 Wilson Street, Park Forest IL 60466

As Trustees under the provisions of a Trust Agreement dated October 10, 1994 and known as Trust Number 62472 ("said Trustee") as amended if amended and unto every successor in Trust under said Trust Agreement, the following real estate in Cook County, Illinois:

Lot 35 in Block 16 in village of Park Forest First Addition to Westwood, being a subdivision of part of the South East 1/4 of Section 26, lying South of the Commonwealth Edison Company right of way (public service company of Northern Illinois) and the South East 1/4 of the North East 1/4 of Section 26, lying South of the Elgin, Joliet, and Eastern Railroad right of way, also part of Section 25 South of the Elgin, Joliet, and Eastern railroad right of way, all in Township 35 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded July 1, 1955 as Document Number 16288372, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 31-26-406-035-0000

PROPERTY ADDRESS: 120 Wilson Street, Park Forest IL 60466


To have and to hold the said property 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 the present or in the future, in full or in part, 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 any or no consideration; to grant easements or charges of any kind; to release, convey, or assign any right title or interest in or about or 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 the 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 the said 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 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(s) in trust have been properly appointed and are full vested with all the title, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor(s) 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 lease of said real estate, and such interest is personal property, and no beneficiary hereunder holds any personal 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 real estate 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.

Subject to conditions, covenants, obligations, easements, restrictions, rights of way, and permitted exceptions of record, hereby releasing and waiving all rights under and by the Homestead Exemption Laws of the State of Illinois, to have and to hold said Property in Trust.

DATED this October 10, 1994.

94929625

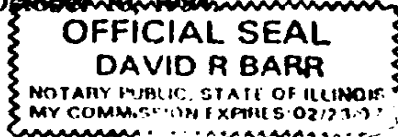
  
Michael D. Clutter (seal)

  
Carol M. Clutter (seal)

STATE OF ILLINOIS, COUNTY OF COOK

The undersigned Notary Public in and for said County and State does certify that Michael D. Clutter and Carol M. Clutter, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that this instrument was signed, sealed and delivered as a voluntary and free act for the uses set forth herein, including the release and waiver of the Right of Homestead.

Given under my hand and notarial seal this October 10, 1994.



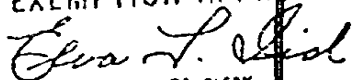
  
Notary Public

This document prepared by David R. Barr, Attorney, 21322 Kildare, Matteson IL 60443 (708) 748-6100

Preparer did not examine abstract of title or insure title.

MAIL TO:  
DAVID R. BARR, Attorney  
21322 Kildare Ave.  
Matteson IL 60443

SEND SUBSEQUENT TAX BILLS TO:  
Michael D. Clutter  
120 Wilson Street  
Park Forest IL 60466

EXEMPTION APPROVED  


Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act. Dated October 10, 1994.

**UNOFFICIAL COPY**  
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 the 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: October 10, 1994.

Signature



Grantor or agent

Subscribed and sworn to before me  
by Michael D. Clutter  
this October 10, 1994.





, Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of the 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: October 10, 1994.

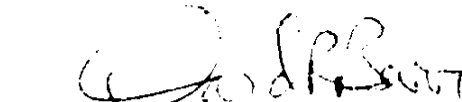
Signature



Grantee or agent

Subscribed and sworn to before me  
by Michael D. Clutter  
this October 10, 1994.





, Notary Public WILABINCLUTTER.COM

**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]12