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THE GRANTOR ARTHUR J. FOULKES and LEONA FOULKES, his wife

DEPT-01 RECORDING 025.50 T0012 TRAN 0735 01/19/94 09:23:00 #1473 # -94-058247 COOK COUNTY RECORDER

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey (WARRANT/QUIT CLAIM) unto

ARTHUR JOHN FOULKES, SR. and LEONA N. FOULKES, 2046 77th Ave., Elmwood Park, IL 60635

(The Above Space For Recorder's Use Only)

Co- (NAME AND ADDRESS OF GRANTEE) 21st day of December 1993 and known as The ARTHUR JOHN FOULKES, SR. and LEONA N. FOULKES TRUST

Permanent Real Estate Index Number: 12-36-113-032-0000 Address(es) of real estate: 2046 77th Ave., Elmwood Park, Illinois 60635

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 present 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 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 the 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 his 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 is in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitation 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, 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor 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 grantor aforesaid hereunto set their hands and seals this 29th day of December 1993

Arthur John Foulkes (SEAL) Leona Foulkes (SEAL) ARTHUR JOHN FOULKES LEONA FOULKES

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 ARTHUR J. FOULKES and LEONA FOULKES personally known to me to be the same persons whose names 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 29th day of December 1993 Commission expires 1998 Notary Public Walter J. Schousen

This instrument was prepared by Walter J. Schousen, 2100 Clearwater Dr. (suite 105) Oak Brook, IL 60521 (NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Walter J. Schousen (Name) 2100 Clearwater Dr. (Address) Oak Brook, IL 60521 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Mr. & Mrs. Arthur J. Foulkes (Name) 2046 77th Ave. (Address) Elmwood Park, IL 60635 (City, State and Zip)

Elmwood Park Real Estate Transfer Stamp

AFFIX "RIDERS" OR REVENUE STAMPS HERE

94058247

25.50 CM

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Deed in Trust

TO

Property of Cook County Clerk's Office

GEORGE E. COLE  
LEGAL FORMS

94058247

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All of Lot one (1) except the South Fifty-five (55) feet (except the west eight (8) feet for alley) in Block Seven (7), in Mills and Sons' Green Fields Subdivision in Section 36, Township 40 North, Range 12, East of the Third Principal Meridian, according to Plat recorded on May 25, 1915, as Document 5641206.

P.I.# 12-36-113-032-0000

Address 2046 71<sup>st</sup> Ave. Elmwood Park, Ill. 60635

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9/10/2013

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