

UNOFFICIAL COPY

DEED TRUST
(ILLINOIS)

91196791

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, PHYLLIS E. GUSTAFSON, a single person never married, of 4521 Woodland Avenue, Western Springs, IL 60558

of the County of Cook and State of Illinois for and in consideration of ten Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT ~~WARRANT~~) unto PHYLLIS E. GUSTAFSON, of 4521 Woodland Avenue, Western Springs, IL 60558

DEPT-01 RECORDING 625.50
T00013 TRAN 4517 03/02/94 13:06:00
#8266 L.C. #-94-196791
COOK COUNTY RECORDER

91196791

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 28th day of February, 1994 and known as THE PHYLLIS E. GUSTAFSON TRUST 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: Lot 15 in Block 6 in Western Springs Resubdivision of part of East Hinsdale, in the East 1/2 and the East 1/2 of the South West 1/4, North of Railroad, of Section 6, Township 38 N. Range 12, East of the Third Principal Meridian, in Cook County, Illinois Permanent Real Estate Index Number: 18-06-416-006-0000 Address(es) of real estate: 4521 Woodland Avenue, Western Springs, IL 60558

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 successor 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 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 way 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 in said premises, or be obliged to see that the terms of the 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 presumed 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 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 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 28 day of February, 1994

(SEAL)

Phyllis Gustafson
PHYLLIS E. GUSTAFSON

(SEAL)

State of Illinois, County of DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PHYLLIS E. GUSTAFSON, a single person never married, 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 set forth, including the release and waiver of the right of homestead.

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7/18/94

Commission expires 7/18 1994

day of February 19 94

[Signature]
NOTARY PUBLIC

This instrument was prepared by Robert I. Gustafson, 112 N. LaGrange Rd., LaGrange, IL 60525 (NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO

Ms. Phyllis E. Gustafson
(Name)
4521 Woodland Avenue
(Address)
Western Springs, IL 60558
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
Phyllis E. Gustafson
(Name)
4521 Woodland Avenue
(Address)
Western Springs, IL 60558
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO

APPLY "RIDERS" OR REVENUE STAMPS HERE
Exempt under Real Estate Transfer Tax Act Sec. 4
Par. 2 & Cook County Ord. 95104 Par. 2
Date 3-2-94 Sign. N. H. [Signature]

2550

UNOFFICIAL COPY

Deed in Trust

TO

William H. LeVitus # 1760
135 S. LaSalle St.
Chicago, IL 60603

Property of Cook County Clerk's Office

05/28/2015

UNOFFICIAL COPY

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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 Feb 28, 1994, 1993

Signature

Robert Gustafson
Grantor or Agent

Subscribed and sworn to before
me this 28 day of February, 1994, 1993.

Robert Gustafson
Notary Public

" OFFICIAL SEAL "
ROBERT GUSTAFSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXP: 7/18/94

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 Feb 28, 1994, 1993

Signature

Robert Gustafson
Grantee or Agent

Subscribed and sworn to before
me this 28 day of February, 1994, 1993

Robert Gustafson
Notary Public

" OFFICIAL SEAL "
ROBERT GUSTAFSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXP: 7/18/94

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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.

[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.]