

# UNOFFICIAL COPY

94297896

## DEED IN TRUST

THE GRANTOR, WAYNE R. WALBAUM, divorced and not since remarried, of the County of Cook and State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto WAYNE R. WALBAUM, as Trustee under the provisions of a Declaration of Trust dated the 17th day of March, 1994 and known as the WAYNE R. WALBAUM TRUST NO. 1 (hereinafter referred to as "said trustee,") 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 32 in Block 1 in Trout Park Subdivision as per plat thereof recorded in the Recorder's Office of Cook County, Illinois being Subdivision in the West 1/2 of Section 6, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No.: 06-06-102-026

Commonly known and described as: 816 Stewart, Elgin IL 60120

DEPT-D1 RECORDING \$25.50  
T60012 TRAN 7721 04/04/94 15:21:00  
#2643 \$ SK # - 94 - 297896  
COOK COUNTY RECORDER

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 of 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 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.

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 has hereunto set her hand and seal this 17 day of March, 1994.

94297896

Wayne R. Walbaum  
WAYNE R. WALBAUM

STATE OF ILLINOIS  
JSS.  
COUNTY OF KANE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WAYNE R. WALBAUM, divorced 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of March, 1994.

[Signature]  
Notary Public

THIS INSTRUMENT PREPARED BY:  
DANIEL A. WEILER  
474 Summit Street  
Elgin, IL 60120

ADDRESS OF PROPERTY AND GRANTEES  
ADDRESS:  
816 Stewart Ave.  
Elgin IL 60120

Exempt under provisions of Paragraph  
(e) Section 4, Real Estate Transaction  
Act.  
3-17-94 [Signature]  
Date Representative

SEND SUBSEQUENT TAX BILLS TO:  
WAYNE R. WALBAUM, as Trustee  
816 Stewart Ave  
Elgin IL 60120

OFFICIAL SEAL  
Daniel A. Weiler  
Notary Public, State of Illinois  
Kane County  
My Commission Expires 9/18/98

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Property of Cook County Clerk's Office

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Attorneys' Title Guaranty Fund, Inc.

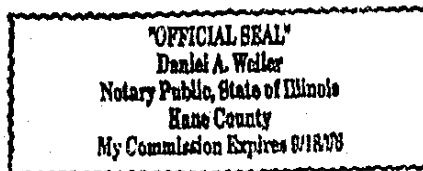
**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or the grantor's agent affirms that, to the best of his or her 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 and hold title to real estate under the laws of the State of Illinois.

Dated 3-17, 19 94 Signature: Wayne R. Walba  
Grantor or Agent

Subscribed and sworn to before me this 17<sup>th</sup> day of

March, 19 94  
[Signature]  
Notary Public



The grantee or the grantee's 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 3-17, 19 94 Signature: Wayne R. Walba  
Grantee or Agent

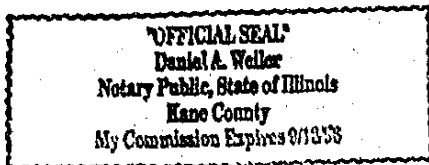
NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(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.)

Subscribed and sworn to before me this 17<sup>th</sup> day of

March, 19 94  
[Signature]  
Notary Public

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