# DEED IN TRUST: ILLINOIS FFICIAL COPY

(101) H 10693W noutel

THE ORANTOR, Bernice Forbes, party of the first part, of Cook County, Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto Bernice Forbes and Roger Lauterbach, Trustees, and their successors in trust, under the BERNICE FORBES DECLARATION OF TRUST DATED OCTOBER 5, 1995 (hereafter referred to as the "Trust"), said trustees and their successors in trust being the party of the second part and being

95697876

- COOK COURTY RECORDER

sometimes becauter referred to as the "trustee", regardless of the number of trustees, the following described real estate, situated in Cook County, Illinois, to-wit:

LOT TWENTY FOUR (24) IN BLOCK ONE (1) IN KOMAREK'S WEST 22ND STREET THIRD ADDITION, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

2232 SOUTH FIRST AVENUE, NORTH RIVERSIDE, IL 60546

PIN: 15-26-107-022-0000

To Have and to Hold the said premises, legether with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto apportuning, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in have or equity, either in possession, or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, and unto every successor or successors in trust under said Trust, FOREVER.

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 alloys, 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 authority vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to hease said property, or any part thereof, from time to time, in possession or reversion, by leases to commonce in praesenti 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 198 years, and to renew or extend to see a upon any turms and for any period or periods of time and to amend, change, or modify leases and the termy 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 rest or personal property; to grant easements or charges of any kind; to release, convoy 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 bereafter.

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 horrowed 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 set of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trustee 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

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or other instrument, (a) that at the time of the delivery theroof the trust created by this indenture and by said Trust 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 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 or by a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties and obligations of its, his, her 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 granter hereby expressly waives and releases any and all right or benefit under and by virtue of any and all strates of the State of Illinois providing for the exemption of homestead, or its equivalent, from sale on execution or otherwise.

( )	Vhereof, the suidiparty of the	o first part, has hersunte set her hand and seal October 5, 1995
Signed and Scaled in	Presence of	NO CHANGE IN TAX BILL INFORMATION
	and I followed to the continuous and approximate	
State of Illinois	)	0,
	) SS	46
County of Cook	)	1/5,
sot forth, including th	na release and waiver of the r	0,
Vita (Vizina) il	or my hand and Notarial Scal	October 5, 1995.
MANUAL VICENIA	MANMULAN	
Commission expires:	ery Public	JANET RAE MONTGOMERY NOTARY FUBLIC, GLASS OF ILLINOIS MY COMMISSION EXPERSES 4:00:00
INSTRUMENT WAS	PREPARED BY:	MAIL TO
Janet Rac Montgomery		Janot Rao Montgomery
Pokomy & Associate		Pokorny & Associates, Limited
100 West Plainfield I		
La Grange, Illinois 6		100 West Plainfield Road La Grange, Illinois 60525

Exampl under provisions of Paragraph (a), Section 4, Real Estate Transfer Tax Act.

Day Transfer Huproxumin

BOX 333-CTI

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### STATEMENT BY GRANTOR AND GRANTEE

The granter 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: October 5, 1995

Kushinga

Subscribed and sweets to before me by the said Kuthryn A. Bayles this October 5, 1995.

"OFFICIAL SEAL"

Notary Public Lisa Diane Smola No ary Public, State of Illinois 3

My Commission Expires 07/06/99 ື່ຽນກ່ານກະເພດ ພະນະຕາເພນນ**ນນນ**ປ

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment or 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: October 5, 1995

Subscribed and sworn to before me by the

"OFFICIAL SEAL" Lisa Diane Smola Notary Public, State of Illinois 3 My Commission Expires 07/06/99 \$

MCTIVE Any person who knowingly submits a faller state state state state of the identify of a grantee shall be guilty of a Cluss Consequence for the first offense and 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.)

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