

# UNOFFICIAL COPY

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THE GRANTOR, VERNON R. NELSON and HARRIETT M. NELSON, as joint tenants,

DEPT-01 RECORDING \$25.00  
T46666 TRAN 3762 01/09/95 15:13:00  
0044 : LC \* - 95 - 015417  
COOK COUNTY RECORDER

of the County of Cook and State of Illinois for and in consideration of TEN and 00/100's (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT / QUIT CLAIM) unto Harriett M. Nelson of 1170 Howard Street, DesPlaines, Illinois

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)  
as Trustee under the provisions of a trust agreement dated the 9th day of February, 1994, and known as \_\_\_\_\_, the grantor 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: See Legal Description attached

Permanent Real Estate Index Number(s): 09-29-101-174  
Address(es) of real estate: 1170 Howard Street, DesPlaines, Illinois

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 vary 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 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 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 living the amount of living the amount of 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 concerning any part of 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 any 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, or any 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 hereunder, (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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed 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.

And the said grantor hereby expressly waives and releases any and all right of benefit under and by virtue of, 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 above said has hereunto set hand and seal this 9th day of February, 1994.

Vernon R. Nelson (SEAL) Harriett M. Nelson (SEAL)  
VERNON R. NELSON HARRIETT M. NELSON

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State above said, do hereby certify that VERNON R. NELSON and HARRIETT M. NELSON, personally known to me to be the same person as whose name are 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 9th day of February, 1994

Commission expires October 9, 1995  
JANICE L. BRAUER  
NOTARY PUBLIC

This instrument was prepared by Harry P. Stinespring, STINESPRING, LAMBERT & ASSOC  
77 W. Washington, Suite 1801, Chicago, Illinois, 60602

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE\*

NAME TO: Mr. Harry P. Stinespring, II (Name)  
77 W. Washington, Suite 1801 (Address)  
Chicago, IL, 60602 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Mrs. Harriett M. Nelson (Name)  
1170 Howard Street (Address)  
DesPlaines, Illinois (City, State and Zip)

PROPERTY OF COOK COUNTY RECORDER  
AFFIX "RIDERS" OR REVENUE STAMPS HERE  
This transfer is exempt pursuant to 35 ILCS 305/4(e).  
Dated: 1-9-94  
Wm. J. Prote...  
1-4-95

250

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Property of Cook County Clerk's Office

95001027

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

# UNOFFICIAL COPY

403-3036  
Property of Cook County Clerk's Office

PERMANENT INDEX NUMBER: 09-29-101-174

Lot 2 in the first addition to Orchard Lake Subdivision, being a subdivision of the East 257 feet of the South 380 feet (measured on the East and South lines thereof) of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Legal Description for 1170 Howard Street, Desplains, Illinois

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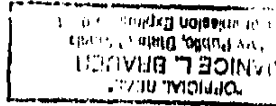
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

(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.)

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.

95043272



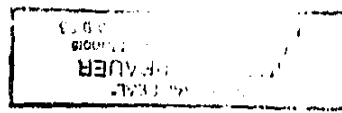
Property of Cook County Clerk's Office

NOTARY PUBLIC *J. Bruce L. Brauer*

19 *07*  
THIS *27th* DAY OF *July*  
I AM BY THE SAID *Henry P. Shoup, III*  
SUBSCRIBED AND SWORN TO BEFORE

Date *7-27-94*  
Signature *[Signature]* Grantee or Agent

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.



NOTARY PUBLIC *J. Bruce L. Brauer*

19 *07*  
THIS *27th* DAY OF *July*  
I AM BY THE SAID *Henry P. Shoup, III*  
SUBSCRIBED AND SWORN TO BEFORE

Dated *7-27-94*  
Signature *[Signature]* Grantor or Agent

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.

## STATEMENT BY GRANITOR AND GRANTEE

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