

95085689

DEED IN TRUST

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THE GRANTORS (NAME AND ADDRESS)

THERESA GARDNER, a widow & not since remarried, MICHELLE M. PRATL, married to STEVE PRATL, and LAURA A. GARDNER, a single person,

DEPT-01 RECORDING \$27.50
T46666 TRAM 5588 02/06/95 12:20:00
42887 1 LC * - 95 - 085689
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the Village of Willow Springs, County of Cook, State of Illinois, in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to THERESA GARDNER as Trustee, under the terms and provisions of a certain Trust Agreement dated the 11th day of November, 1992, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 18-319-046

2-2-95
Buyer-Seller or Reporter

Address(es) of Real Estate: 2 Cliffside Drive, Willow Springs, Illinois 60480

THIS IS NOT HOMESTEAD PROPERTY OF MICHELLE M. PRATL & LAURA A. GARDNER

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4 In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided

The Grantor hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise

DATED this 2nd day of February 1995

Theresa Gardner
THERESA GARDNER

(SEAL) *Michelle M. Pratl*
MICHELLE M. PRATL

(SEAL)

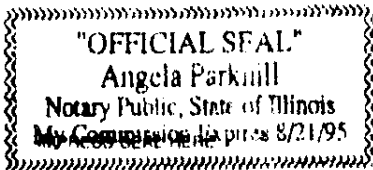
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Laura A. Gardner
LAURA A. GARDNER

(SEAL)

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 THERESA L. GARDNER, a widow & not since remarried, MICHELLE M. PRATL, married to STEVE PRATL, and LAURA A. GARDNER, a single person personally known to me to be the same persons whose name is



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 2nd day of February 1995

Commission expires 19

NOTARY PUBLIC

This instrument was prepared by BERNARD F. LORD, 2940 W. 9th St., Evergreen Park, IL 60642 (NAME AND ADDRESS)

Legal Description

SEE ATTACHED FOR LEGAL DESCRIPTION

SEND SUBSEQUENT TAX BILLS TO

MAIL TO

Theresa Gardner (Name)
2 Cliffside Drive (Address)
Willow Springs, IL 60480 (City, State and Zip)

Theresa Gardner (Name)
2 Cliffside Drive (Address)
Willow Springs, IL 60480 (City, State and Zip)

OR

RECORDER'S OFFICE BOX NO

9505559

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Legal Description

XL-808866-C8

That part of Lot 1 in Cliffside Townhomes Planned Unit Development being Resubdivision of part of the Southwest 1/4 of Section 33, Township 38 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded December 1, 1993 as document 93975912 and Certificate of Correction thereof recorded April 27, 1994 as document 94377243, described as follows:

Commencing at the Northwest corner of said Lot 1; thence North 67 degrees 34 minutes 03 seconds East along the Northerly line of said Lot 1 for a distance of 76.36 feet to the most Northerly corner of said Lot 1; thence South 67 degrees 50 minutes 46 seconds East along the most Northerly of the Easterly lines of said Lot 1 for a distance of 40.27 feet, to a line herein designated as line "A" and the point of beginning of the parcel of land herein described; thence continuing South 67 degrees 50 minutes 46 seconds East along said Easterly line 30.80 feet to an angle point in the Easterly lines of said Lot 1; thence South 14 degrees 43 minutes 14 seconds West along the most Southerly of the Easterly line of said Lot 1, for a distance of 1.00 feet to a line herein designated as line "B"; thence South 62 degrees 32 minutes 16 seconds West along said line "B" 113.87 feet, to a point on a Westerly line of said Lot 1, said point being 62.41 feet (as measured along the Westerly lines thereof) Southerly of the Northwest corner of said Lot 1; thence North 21 degrees 50 minutes 10 seconds West along said Westerly line of said Lot 1 for a distance of 7.00 feet, to a point of curve of a circle convex Northeasterly and having a radius of 55.65 feet; thence Northwesterly along said circle (being a Westerly line of said Lot 1) for 16.17 feet, the chord of which bears North 30 degrees 09 minutes 25 seconds West for 16.11 feet to the Southerly terminus of the most Northerly of the Westerly lines of said Lot 1; thence North 38 degrees 28 minutes 50 seconds West along said Westerly line 0.80 feet to the point of intersection with aforesaid line "A". Said point being 38.44 feet Southerly of the Northwest corner of said Lot 1; thence North 62 degrees 19 minutes 13 seconds East along said line "A" 94.81 feet to the point of beginning, in Cook County, Illinois.

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Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
COUNTY OF COOK) SS.

AFFIDAVIT

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 in 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.

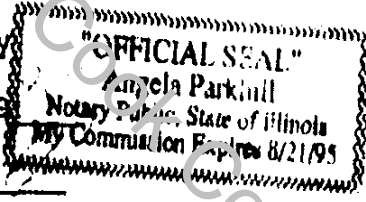
[Signature]
Grantor-Attorney

SUBSCRIBED and SWORN to

before me this 22nd day

of February, 1998

[Signature]
Notary Public



The name of the grantee shown on the deed or assignment of beneficial interest in the 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 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.

[Signature]
Grantee-Attorney

SUBSCRIBED and SWORN to

before me this 22nd day

of February, 1998

[Signature]
Notary Public



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