

DEED IN TRUST  
(ILLINOIS)

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.

95131890

THE GRANTOR

ELLA J. TUSO, a widow

of the County of Cook and State of Illinois  
for and in consideration of Ten and 00/100 (\$10.00)  
Dollars, and other good and valuable considerations in hand paid,  
Convey s and (WARRANTS / QUIT CLAIM s)\* unto

Ella Tusso

DEPT-11 RECORD TOR \$27.50  
140013 TRAN 1770 02/27/95 04:30:00  
13500 001 4-95-134890  
COOK COUNTY RECORDER

95131890

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 8th day of December, 1994, and known as Trust Number T 17951 (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:

See Rider attached hereto for Legal Description.

Permanent Real Estate Index Number(s): 30-31-103-013-0000

Address(es) of real estate: 17951 Glen Oak

Lansing, IL 60438

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 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 premises, 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.

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 4, REAL ESTATE TRANSFER  
TAX ACT.

1/21/95  
E. J. TUSO, SELLER

AFFIX "RIDERS" OR REVENUE STAMPS HERE

AFFIDAVIT SUBMITTED

27.50  
7M

UNOFFICIAL COPY

Property of Cook County Clerk's Office

08/21/2006

# UNOFFICIAL COPY

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.

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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the grantor hereby expressly waive (s) and release (s) 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 2nd day of January 19 95

Ella J. Tusó (SEAL) \_\_\_\_\_ (SEAL)  
ELLA J. TUSO

State of Illinois, County of Cook ss.

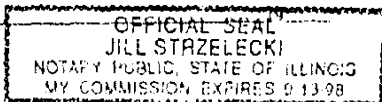
I, the undersigned, a Notary Public, and for said County, in the state aforesaid, DO HEREBY CERTIFY that Ella J. Tusó, a widow

IMPRESS  
SEAL  
HERE

personally known to me to be the same person whose name \_\_\_\_\_ 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of January 19 95

Commission expires \_\_\_\_\_



Jill Strzelecki  
NOTARY PUBLIC  
30133500

This instrument was prepared by: Winterhoff & Associates Ltd., 3344 Ridge Road, Lansing, IL 60438

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: { Winterhoff & Associates Ltd. (Name)  
3344 Ridge Road (Address)  
Lansing, IL 60438 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO

Ella Tusó, Trustee (Name)  
17951 Glen Oak (Address)  
Lansing, IL 60438 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_



UNOFFICIAL COPY

98331650

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

RIDER TO DEED IN TRUST DATED: 1/2/95

FROM: ELLA J. TUSO

TO: ELLA TUSO, AS TRUSTEE

1. EXCEPTIONS

This Deed is subject to covenants, conditions and restrictions (including buildings lines) of record, if any; private and public utility easements, if any; any and all unpaid real estate taxes and special assessments; and all matters of record.

2. SUCCESSOR TRUSTEES

The Trust Agreement described herein provides that in the event of the death, resignation, failure, refusal or inability to act of the original trustee hereunder, the trustees named in the order listed below are hereby appointed as individual successor trustees to act in such successor trustee capacity and each shall have all of the rights and powers of the original trustee:

FIRST THE GRANTOR'S DAUGHTER, SADELLA GRANT  
SECOND THE GRANTOR'S GRANDDAUGHTER, JENNIFER GRANT  
THIRD THE GRANTOR'S GRANDSON, JASON GRANT  
FOURTH FIRST NATIONAL BANK OF ILLINOIS,  
Lansing, Illinois, and its corporate successors.

3. LEGAL DESCRIPTION

LOT THIRTEEN (13) In Block Three (3), in Oak Glen Gardens Addition, being a Subdivision of certain lands, in the West Half (1/2) of the Northwest Quarter (1/4) of Section 31, Township 36 North, Range 15, East of the Third Principal Meridian, bounded by a line described as follows: Beginning at a point on the West line of said Section which point is 330 feet South of the Northwest corner thereof; thence running South 0 degrees 0 minutes, East along said West line for a distance of 1233.37 feet; thence running South 89 degrees 50 minutes East for a distance of 233.0 feet; thence running South 0 degrees 0 minutes East for a distance of 256.8 feet; thence running South 82 degrees 04 minutes East for a distance of 436.55 feet; thence running North 0 degrees 03 minutes East for a distance of 1550.8 feet; thence running North 89 degrees 56 minutes 30 seconds West for a distance of 666.3 feet to a point of beginning.

4. ADDRESS OF PROPERTY

17951 Glen Oak, Lansing, Illinois

00000000

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.

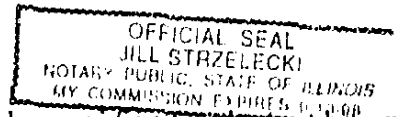
DATED: 1/2/95

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent

this 2nd day of January, 1995.

Jill Strzelecki  
Notary Public



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 title to real estate under the laws of the State of Illinois.

DATED: 1/2/95

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent

this 2nd day of January, 1995.

Jill Strzelecki  
Notary Public



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.)

3611-097-00

95033850

UNOFFICIAL COPY

Property of Cook County Clerk's Office

50306600