

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTOR(S) CHARIS M. HABERCOSS, divorced and not since remarried, of CITY OF Berwyn COUNTY OF Cook, STATE OF ILLINOIS for and in consideration of TEN (\$10.00) AND NO CENTS DOLLARS and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to:

CHARIS M. HABERCOSS, sole Trustee, or her successors in trust, under the CHARIS M. HABERCOSS LIVING TRUST, dated

11-4-74

, and any amendments thereto, of 2124 Wesley Ave. Berwyn, IL 60402

the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Lot three hundred ninety-six (except north 26 feet thereof), north 31 feet of lot three hundred ninety-seven in Berwyn Manor, a subdivision of the south 127 1/2 feet of the southeast quarter of section 19, township 39 north, range 13, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index Number: 16-19-425-017

Property Address: 2124 S. Wesley Ave. Berwyn, Illinois 60402

To have and to hold the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement; Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, to pledge, or otherwise encumber the 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make 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 the premises or any part thereof; and to deal with the property and every part thereof in all other ways and for such other consideration as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee in relation to said premises or to who said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the trustee was duly authorized

COOK COUNTY  
RECORDER  
JESSE WHITE  
SKOKIE OFFICE

\*\*0001\*\*  
RECORDING FEE 25.00  
MAILINGS FEE 0.50  
95178167 #  
CHECK 25.50  
2 PURC CTR  
03/09/95 0012 MCH 13:33

The above space for Recorder's Use Only)

THIS INSTRUMENT IS EXEMPT UNDER  
PARAGRAPH 7-D OF THE BERWYN CITY  
CODE SECTION 2-10-01 AS A REAL ESTATE  
TRANSACTION  
DATE 2-27-95 TELLER [Signature]

95178167

25-50  
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and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to 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 her or their predecessor in trust

The interest of each and every beneficiary hereunder and of all persons claim under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earning, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of titles is 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 cases made and provided

The grantor(s) hereby expressly waive and release 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

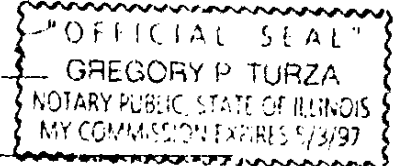
Dated this 18<sup>th</sup> day of January 1997

Charis M. Habercoss  
CHARIS M. HABERCOSS

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 **Charis M. Habercoss, divorced and not since remarried**, personally known to me to be the same person (s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 18<sup>th</sup> day of January 1997

Gregory P. Turza  
NOTARY PUBLIC



Commission expires 5-3-97

**Exemption statement:** Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Act.

Gregory P. Turza  
Signature

1-18-97  
Date

This instrument was prepared by: Gregory P. Turza 8750 Gross Point Road Suite H Skokie, IL 60077

#### MAIL TO:

Gregory P. Turza  
Attorney at law  
8950 Gross Point Road  
Suite H  
Skokie, Illinois 60077  
708-470-2512

#### SEND SUBSEQUENT TAX BILLS TO:

Name: Charis M. Habercoss  
Street: 2124 S. Wesley Ave.  
Berwyn, Illinois 60402  
City, State, Zip:

95178157

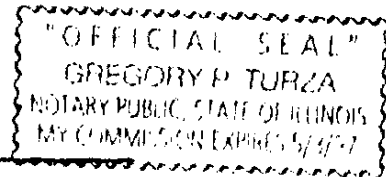
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## STATEMENT BY GRANTOR AND GRANTEE.

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 Jan 15<sup>th</sup>, 1998 Signature: Charles M. Hahn  
Grantor or Agent

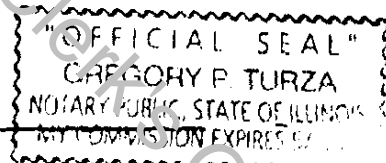
Subscribed and sworn to before me by the said Charles M. Hahn this 11 day of January, 1998.  
Notary Public [Signature]



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.

Dated Jan 15<sup>th</sup>, 1998 Signature: Charles M. Hahn  
Grantee or Agent

Subscribed and sworn to before me by the said Charles M. Hahn this 11 day of January, 1998.  
Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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