

# UNOFFICIAL COPY

## DEED IN TRUST

(Illinois)

~~XXXXXX~~ RETURN TO:

RECORDER'S BOX NO. 454

NAME & ADDRESS OF TAXPAYER

Mary P. Benton

18304 California Avenue

Homewood, IL 60430

95263062

95263062 REC'S STAMP

THE GRANTOR(S) MARY P. BENTON, married to WILLIAM P. BENTON,

of the Village of Homewood County of Cook State of Illinois

for and in consideration of Ten and No/100 (\$10.00) DOLLARS

and other good and valuable considerations in hand paid

CONVEY AND (WARRANT(S) QUITCLAIM(S)) unto MARY P. BENTON

|                                 |                  |                 |              |
|---------------------------------|------------------|-----------------|--------------|
| <u>18304 California Avenue,</u> | <u>Homewood,</u> | <u>Illinois</u> | <u>60430</u> |
| Grantee's Address               | City             | State           | Zip          |

as Trustee under the provisions of a Trust Agreement dated the 9th day of January 1995, and known as The MARY P. BENTON Declaration of Trust and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

Lot 1 in Cherry Creek Subdivision First Addition, a Subdivision of the East 162 feet of the North East 1/4 of the North West 1/4 and the West 155 feet of the North West 1/4 of the North East 1/4 of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

DEPT. OF REVENUE \$25.00  
 140014 TRAN 5483 04/20/95 11380100  
 1895 FILE # 95-263062  
 COOK COUNTY RECORDER

95263062

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet

\* Use Warranty or Quitclaim as applicable

Permanent Index Number(s) 31-01-102-014-0000

Property Address 18304 California Avenue, Homewood, IL 60430

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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 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 the present or in the 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 98 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

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 or 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.

And the said grantor(s) hereby expressly waives(s) and releases(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

9500000000

DATED this 18th day of April, 1995

\_\_\_\_\_(SEAL) Mary P. Benton \_\_\_\_\_(SEAL)  
Mary P. Benton  
 \_\_\_\_\_(SEAL) William P. Benton \_\_\_\_\_(SEAL)  
William P. Benton

NOTE : PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

ATTACH NOTARY ACKNOWLEDGMENT

# UNOFFICIAL COPY

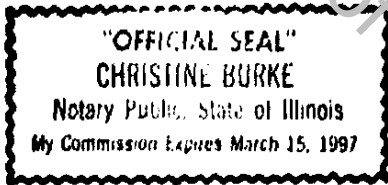
STATE OF ILLINOIS  
County of \_\_\_\_\_ } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARY P. BENTON and WILLIAM P. BENTON, her husband, personally known to me to be the same person(s) whose name is ~~xxx~~ 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 notarial seal, this 28th day of April, 1995

Christine Burke  
Notary Public

My commission expires on March 15, 1997



IMPRESS SEAL HERE

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
(a) SECTION 4, REAL ESTATE  
TRANSFER ACT

DATE: April 28, 1995

Richard P. Gerardi  
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

Richard P. Gerardi  
165 W. 10th St., P.O. Box 637  
Chicago Heights, IL 60411

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

95283002

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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 April 18, 1995 Signature: Richard P. Gerardi

Grantor or Agent

Subscribed and sworn to before me by the said Richard P. Gerardi this 18th day of April, 1995.



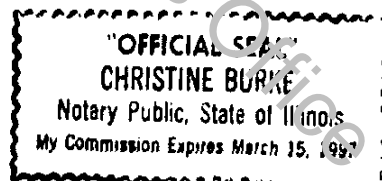
Notary Public Christine Burke

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 April 18, 1995 Signature: Richard P. Gerardi

Grantee or Agent

Subscribed and sworn to before me by the said Richard P. Gerardi this 18th day of April, 1995.



Notary Public Christine Burke

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 a Class A misdemeanor for subsequent offenses.

95283062

[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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