

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 1990  
November 1994

96402836

## DEED IN TRUST (ILLINOIS)

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DEPT-91 RECORDING \$27.50  
147777 TRAK 3350 05/29/96 11:01:00  
#001: JL # -96-402836  
COOK COUNTY RECORDER

THE GRANTOR HARRIET L. NELSON, a Widow, not since remarried  
of the County of Cook and State of Illinois  
for and in consideration of \*\*\*\*\*Ten and No/100\*\*\*\*\*  
DOLLARS and other good and valuable considerations in hand paid,  
Convey S and (WARRANTS XOXXXXXX)\* unto  
HARRIET L. NELSON

(Name and Address of Grantee)  
as Trustee under the provisions of a trust agreement dated the 25<sup>th</sup>  
day of May, 1996, and known as  
Trust Number \*\*001\*\* (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:

F-2750A  
2750  
FROR 7M  
Above Space for Recorder's Use Only

96402836

THE EAST ONE HUNDRED (100) FEET OF LOT FOUR (4) IN BLOCK FIVE  
(5) IN THE RESUBDIVISION OF PARTS OF BLOCKS ONE (1), THREE (3)  
FOUR (4) AND FIVE (5) IN PENNY AND MEACHAM'S SUBDIVISION  
OF THE SOUTH EAST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP  
FORTY-ONE (41) NORTH, RANGE TWELVE (12), EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt from tax pursuant to 35ILCS 200/31-45 (e) William O. Whelan Jr. Atty.  
515176

Permanent Real Estate Index Number(s): 09-26-427-010

Address(es) of real estate: 116 N. Washington Park Ridge, IL 60068

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the use 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, street, 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 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.

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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.

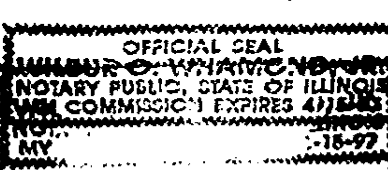
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said 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 25<sup>th</sup> day of May, 1996

(SEAL) X Harriet L. Nelson (SEAL)  
HARRIET L. NELSON

State of Illinois, County of Cook st.



the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

HARRIET L. NELSON, a widow not since remarried,

personally known to me to be the same person whose name is 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.

IMPRESS  
CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 11114



Given under my hand and official seal, this 25<sup>th</sup> day of MAY, 1996

Commission expires April 15 1997 William O. Whamond Jr.  
NOTARY PUBLIC

This instrument was prepared by W.O. WHAMOND JR. 1005 N. N.W. Hwy. Park Ridge, IL. 60068  
(Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: William O. Whamond Jr.  
(Name)  
1005 N. Northwest Hwy.  
(Address)  
Park Ridge, IL. 60068-1805  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Harriet L. Nelson, Trustee  
(Name)  
116 N. Washington  
(Address)  
Park Ridge, IL. 60068  
(City, State and Zip)

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

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DECEDENT'S BIRTH MK.		REGISTRATION DISTRICT NO. <u>16.03</u>		STATE OF ILLINOIS		STATE FILE NUMBER	
REGISTERED NUMBER		MEDICAL CERTIFICATE OF DEATH					
Type of Print or Permanent Ink as Furnished by Directors, Hospital or Physicians Handbook for Instructions		DECEASED-NAME FIRST MIDDLE LAST		SEX	DATE OF DEATH (MONTH DAY YEAR)		
A. DECEASED		1 EDWARD AUGUST NELSON		2 MALE	3 APRIL 6, 1996		
B. CAUSE		COUNTY OF DEATH		AGE—LAST BIRTH-DAY (YRS.)	UNDER 1 YEAR	UNDER 1 DAY	DATE OF BIRTH (MONTH DAY YEAR)
C. REGISTER		4 COOK		5a 86	5b	5c	6d NOVEMBER 7, 1909
D. POSITION		CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER		HOSPITAL OR OTHER INSTITUTION-NAME (IF NOT IN EITHER GIVE STREET AND NUMBER)		R. HOSP. OR INST. INDICATE I.C.A. OF FEVER, PNE. INPATIENT (SPECIFY) 6c	
E. DECEASED		6a PARK RIDGE		6b LUTHERAN GENERAL HOSPITAL		6c INPATIENT	
F. REGISTER		BIRTH-PLACE (CITY AND STATE OR FOREIGN COUNTRY)		MARRIED NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY)		NAME OF SURVIVING SPOUSE (MAIDEN NAME IF WIFE)	
G. REGISTER		7 CHICAGO, IL.		8a MARRIED		8b HARRIET LOHMANN	
H. REGISTER		SOCIAL SECURITY NUMBER		USUAL OCCUPATION		KIND OF BUSINESS OR INDUSTRY	
I. REGISTER		10 322 05 9033		11a SHEET METAL MECHANIC		11b MAGNAFLUX CORP.	
J. REGISTER		RESIDENCE (STREET AND NUMBER)		CITY, TOWN, TWP. OR ROAD DISTRICT NO.		INSIDE CITY (YES/NO)	
K. REGISTER		13a 116 N WASHINGTON		13b PARK RIDGE		13c YES	
L. REGISTER		STATE		ZIP CODE		RACE (WHITE, BLACK, AMERICAN INDIAN, etc.) (SPECIFY)	
M. REGISTER		14a ILLINOIS		13f 60068		14b <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES SPECIFY:	
N. REGISTER		FATHER-NAME FIRST MIDDLE LAST		MOTHER-NAME FIRST MIDDLE (MAIDEN) LAST		14c COOK	
O. REGISTER		15 PETER A NELSON		16 ANNA SUNDBERG		14d	
P. REGISTER		DECEASED'S NAME (TYPE OF AUNT)		RELATIONSHIP		MAILING ADDRESS (STREET AND NO. OR P.O. BOX, CITY OR TOWN, STATE, ZIP)	
Q. REGISTER		17a PAMELA KRING, REGISTRAR		17b HOSP REC		17c 1775 DEMPSTER ST, PARK RIDGE, ILLINOIS 60068	
R. REGISTER		PART I. Immediate Cause (Final cause of condition resulting in death)		Enter the list, detail, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or overt failure. List only one cause on each line.			
S. REGISTER		(a) MYOCARDIAL INFARCTION		DUE TO, OR AS A CONSEQUENCE OF			
T. REGISTER		(b) CORONARY ARTERY DISEASE		DUE TO, OR AS A CONSEQUENCE OF			
U. REGISTER		PART II. Other significant conditions contributing to death but not resulting in the underlying cause shown in PART I.		AUTOPSY (YES/NO)		WAS AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? (YES/NO)	
V. REGISTER		18a <i>Edema lungs, pneumonia</i>		19a NO		19b YES	
W. REGISTER		DATE OF OPERATION, IF ANY		MAJOR FINDINGS OF OPERATION		IF FEMALE, WAS THERE A PREGNANCY IN PAST THREE MONTHS?	
X. REGISTER		21a 4/1/96		20b <i>Right Hemorrhage</i>		20c YES <input type="checkbox"/> NO <input type="checkbox"/>	
Y. REGISTER		19. (DO NOT LISTEN TO THE DECEASED AT A BROADCAST SAY NUMBER ALIVE ON)		MONTH OF YEAR		WAS CORONER OR MEDICAL EXAMINER NOTIFIED? (YES/NO)	
Z. REGISTER		21a 4/6/96		21b NO		21c HOUR OF DEATH	
AA. REGISTER		T. (THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED)		DATE SIGNED		MONTH DAY YEAR	
AB. REGISTER		22a SIGNATURE		22b 7/7/96		ILLINOIS LICENSE NUMBER	
AC. REGISTER		NAME AND ADDRESS OF CERTIFIER (TYPE OR PRINT)		60025		22c 36-51843	
AD. REGISTER		23c JOHN W. SAGE, MD 1247 MILWAUKEE AVE., GLENVIEW IL.		NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (TYPE OR PRINT)		NOTE: IF AN INJURY WAS INVOLVED IN THIS DEATH THE CORONER OR MEDICAL EXAMINER MUST BE NOTIFIED.	
AE. REGISTER		23		23a		23b	
AF. REGISTER		23a BURIAL		23b RIDGEWOOD CEMETERY		23c DES PLANES, IL.	
AG. REGISTER		23d 04-09-96		23e		23f	
AH. REGISTER		FUNERAL HOME		NAME		STREET AND NUMBER OR P.O. BOX	
AI. REGISTER		5a DRAKE AND SON FUNERAL HOME		625 BUSSE HWY., PARK RIDGE, IL.		60068	
AJ. REGISTER		FUNERAL DIRECTOR'S SIGNATURE		FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER		25c 034-014800	
AK. REGISTER		5b BOB SPANCIO		DATE FILED BY LOCAL REGISTRAR (MONTH DAY YEAR)		26a April 8, 1996	
AL. REGISTER		LOCAL REGISTRAR		26b		26c	

I HEREBY CERTIFY THAT the foregoing is a true and correct copy of the death record for the decedent named at Item 1, and that this record was established and filed in my office in accordance with the provisions of the Illinois Vital Records Act.

DATE APRIL 8, 1996 SIGNED *C. Annie Brown*  
 AT EVANSTON LOCAL REGISTRAR  
 Illinois OFFICIAL TITLE

The original record of this death is permanently filed with the ILLINOIS DEPARTMENT OF PUBLIC HEALTH at Springfield. County clerks and local registrars are authorized to make certifications from copies of the original record. The Illinois statutes provide that the certification of a death record by the Department of Public Health, local registrar or county clerk shall be prima facie evidence in all courts and places of the facts therein stated.

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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 5/29/96, 1996

Signature: W. O. Whamond Jr. Agent

Grantor or Agent

Subscribed and sworn to before me by the said W. O. WHAMOND JR., Agent this 29th day of May, 1996  
Notary Public Patricia L. Trimarco



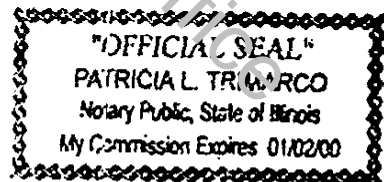
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 5/29/96, 1996

Signature: W. O. Whamond Jr. Agent

Grantee or Agent

Subscribed and sworn to before me by the said W. O. WHAMOND JR., Agent this 29th day of May, 1996  
Notary Public Patricia L. Trimarco



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.)

964028034

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STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
PROPERTY TAX DIVISION  
JAN 15 2008 10:00 AM

98002836

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
PROPERTY TAX DIVISION  
JAN 15 2008 10:00 AM