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95463190

WARRANTY DEED IN TRUST

RETURN TO:
 Mr. Robert Van Hous Esq.
 Attorney At Law
 192 N. York Road
 Elmhurst, Illinois
 60126

DEPT-01 RECORDING \$27.50
 T50001 TRAN 4231 06/17/96 16:24:00
 #2590 + SJ *-96-463190
 COOK COUNTY RECORDER

SEND SUBSEQUENT TAX
 BILLS TO:
 Stanley Feagler, Trustee
 of Stanley R. Feagler
 Declaration of Trust
 Dated June 13, 1995
 4209 Lawn Avenue
 Western Springs, IL 60558

For Recorders Use

THE GRANTORS, EDWARD T. BUTT, JR. AND LESLIE H. BUTT, husband and wife,

27 50
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of the Village of Western Springs, County of Cook, and State of Illinois for the consideration of ten (\$10.00) dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT unto STANLEY R. FEAGLER, as Trustee of the STANLEY R. FEAGLER DECLARATION OF TRUST DATED JUNE 13, 1995, whose address is 4209 Lawn Avenue, Western Springs, Illinois 60558, the following described real estate located in the County of Cook and State of Illinois, to wit:

ALL OF LOT 22 AND 23 (EXCEPT THE NORTH 15 FEET THEREOF) IN BLOCK 17 IN WESTERN SPRINGS RESUBDIVISION OF PART OF EAST HINSDALE, A SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND NAPERVILLE HIGHWAY AND WEST OF THE EAST LINE OF SECTION 6 AFORESAID, PRODUCED NORTH OF SAID HIGHWAY IN AFORESAID SECTION 6, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 18-06-220-015;

Address of Real Estate: 4209 Lawn Avenue, Western Springs, IL 60558

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.

CA 95687

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STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 450.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 225.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 225.00

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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, 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 considerations 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 whom 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, trust 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;

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(c) that the 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 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 claiming 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 earnings, 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 case made and provided.

The grantor hereby expressly waives and releases 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.

The grantor has signed this deed on June 14, 1996

Edward T. Butt, Jr.
Edward T. Butt, Jr.
Leslie H. Butt
Leslie H. Butt

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward T. Butt, Jr. and Leslie H. Butt, both personally known to me to be the same persons whose names are 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.

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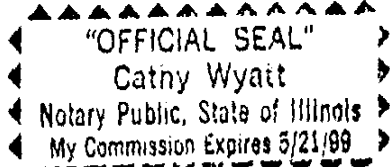
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Given under my hand and official seal, this 14 day of

June, 1996.

My commission expires on _____,
199_____.



(Seal)

Cathy Wyatt
NOTARY PUBLIC

Exempt under Paragraph (d) and (e) of
Section 4 of the Real Estate Transfer Tax Act.

AFFIX TRANSFER STAMPS ABOVE

This transaction is exempt from the provisions of the Real Estate
Transfer Tax Act under Paragraph (d) and (e), Section 4 of said
Act.

John F. Sullivan, Attorney
Buyer, Seller or Representative

Date: June 14, 1996.

This instrument was prepared by
GIAMBRONE, SULLIVAN & SULLIVAN,
Attorneys at Law
2200 Hicks Road - Suite 125
Rolling Meadows, IL 60008.

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