

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 1990  
November 1994

96531167

## DEED IN TRUST (ILLINOIS)

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THE GRANTOR Edward Villadonga  
Florence Villadonga, his wife  
of the County of Cook and State of Illinois

RECORDING 27.00  
MAIL 0.50  
# 96531167

for and in consideration of Ten & no/100 (\$10.00)  
DOLLARS, and other good and valuable considerations in hand paid,

Convey and (WARRANT /QUIT CLAIM)\* unto  
Edward R. Villadonga  
140 Anita Avenue  
Mt. Prospect, IL 60056

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 24th

day of June 19 96, and known as  
The Edward R. Villadonga Declaration of Trust  
Trust Number 9691841 (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:

COOK COUNTY  
RECORDER  
JESSE WHITE  
ROLLING MEADOWS

Above Space for Recorder's Use Only

(See reverse side hereof)

Exempt deed or instrument  
Eligible for recordation  
without payment of tax

*John Patterson*  
City of Des Plaines 7-2 96

The grantors are beneficiaries of the trust. The undersigned declare that  
this conveyance is exempt under provisions of Paragraph E, Section 4 of  
the Real Estate Transfer Act. J. V.

Permanent Real Estate Index Number(s): 09-07-210-035

Address(es) of real estate: 609 Nelson Lane, Des Plaines, Illinois

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, 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 presenti 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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The West 46.54 feet of a parcel of Land described as follows: That part of Lots Ninety (90) and Ninety-One (91) in Gleich's Prospect Ridge hereinafter described bounded by a line described as follows: Commencing at a point on the West line of said Lot Ninety (90), Twenty (20) feet South of the Northwest corner thereof; thence South on the West line of said Lots Ninety (90) and Ninety-One (91), Sixty-Three (63) feet to a point Twenty-Nine (29) feet North of the Southwest corner of said Lot Ninety-One (91); thence East parallel with the South line of said Lot Ninety-One (91), Ninety-Six (96) feet; thence South on a line parallel with the East line of Lot Ninety-One (91), 26.50 feet; thence East parallel with the South line of Lot Ninety-One (91), Forty-One (41) feet to a point on the East line of said Lot Ninety-One (91), 2.50 feet North of the Southeast corner thereof; thence North on the East line of said Lots Ninety (90) and Ninety-One (91), 64.50 feet to a point Forty-Five (45) feet South of the Northeast corner of said Lot Ninety (90); thence West parallel with the North line of said Lot Ninety (90), Twenty-One (21) feet; thence North parallel with the East line of Lot Ninety (90), Twenty-Five (25) feet; thence West parallel with the North line of Lot Ninety (90), One Hundred Sixteen (116) feet to the place of beginning.

The West Ten (10) feet of the most Southerly Nineteen (19) feet of a parcel of land described as follows: That part of Lots Ninety (90) and Ninety-One (91) in Gleich's Prospect Ridge hereinafter described bounded by a line described as follows: Commencing at a point on the West line of said Lot Ninety (90), Twenty (20) feet South of the Northwest corner thereof; thence South on the West line of said Lots Ninety (90) and Ninety-One (91), Sixty-Three (63) feet to a point on the East line of said Lot Ninety-One (91), 2.50 feet North of the Southeast corner thereof; thence North on the East line of said Lots Ninety (90) and Ninety-One (91), 64.50 feet to a point Forty-Five (45) feet South of the Northeast corner of said Lot (90); thence West parallel with the North line of said Lot Ninety (90), Twenty-One (21) feet; thence North parallel with the East line of Lot Ninety (90), Twenty-Five (25) feet; thence West parallel with the North line of Lot Ninety (90), One Hundred Sixteen (116) feet to the place of beginning.

In Gleich's Prospect Ridge, being a Subdivision in the Northeast Quarter (1/4) of Fractional Section 7, Township 41 North, Range 12 East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on June 10, 1958, as Document Number 1800310.

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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.

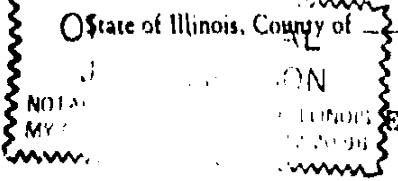
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 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 Edward Villadonga 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.

In Witness Whereof, the grantor Edward Villadonga aforesaid have hereunto set their hand \_\_\_\_\_ and seal \_\_\_\_\_

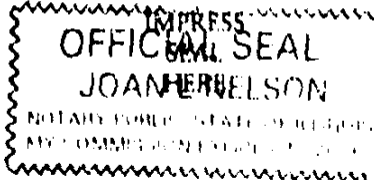
this 24th day of June, 1996  
Edward Villadonga (SEAL) Florence Villadonga (SEAL)  
Edward Villadonga Florence Villadonga



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward Villadonga & Florence Villadonga, his wife

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



Given under my hand and official seal, this 24th day of June, 1996

Commission expires 19 Joan H. Nelson NOTARY PUBLIC

This instrument was prepared by Richard A. Nelson, 444 E. Algonquin Rd., Ste. 130, Arlington Heights, IL 60005 (Name and Address)



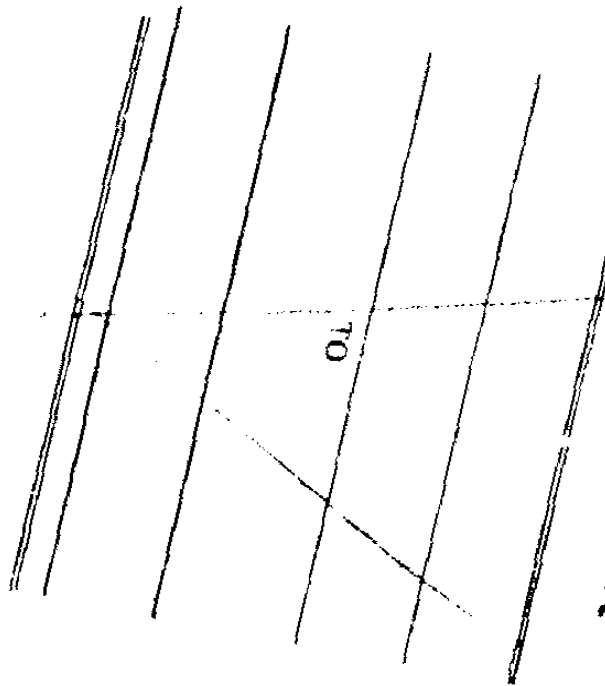
MAIL TO: Richard A. Nelson  
(Name)  
444 E. Algonquin Rd,  
(Address)  
Arlington Hts, IL 60005  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
No Change  
(Name)  
\_\_\_\_\_  
(Address)

OR RECORDER'S OFFICE BOX NO. 96539167 and Zip)

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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 June 27, 1996

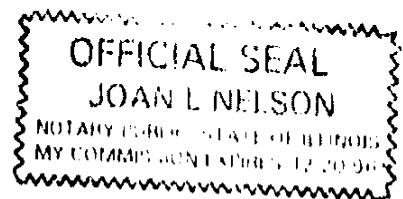
Signature: *Albino Villadonga*  
Grantor or Agent

Subscribed and sworn to before me

by the said *Albino Villadonga*

this 27 day of June, 1996

Notary Public *Joan L. Nelson*



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 June 27, 1996

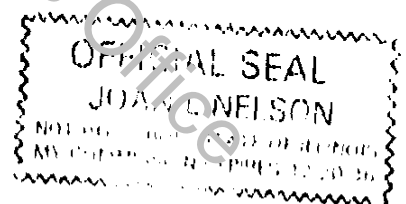
Signature: *Edmond Villadonga*  
Grantee or Agent

Subscribed and sworn to before me

by the said *Edmond Villadonga*

this 27 day of June, 1996

Notary Public *Joan L. Nelson*



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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