

# UNOFFICIAL COPY

## DEED IN TRUST

We, Ronald B. Stuart and Matilda A. Stuart, his wife, of Glenview, Cook County, Illinois, for and in consideration of ten (\$10.00) dollars paid, grant, convey and warrant to Ronald B. Stuart and Matilda A. Stuart, of Glenview, Cook County, Illinois, as Trustee of the Stuart Roundup Trust created by instrument dated August 25, 1994, and all successors in trust, the land in Cook County, Illinois, being more particularly described as follows:

\*\*0002\*\*  
RECORDIN \* 27.00  
MAILINGS \* 0.50  
96577417 \*  
SUBTOTAL 27.50  
CHECK 27.50

07/25/96

2 PURC CTR  
0016 MCH 13:15

LOT 45 IN WYATT AND COONS RESUB-DIVISION, BEING A RESUBDIVISION OF LOT 45 IN WYATT AND COONS OAKWOOD KNOLL UNIT NO. 2. A SUBDIVISION OF PARTS OF LOT 4 AND 5 IN HATTENDORF'S SUBDIVISION OF LOT 1 OF ASSESSOR'S DIVISION IN SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

96577417

Address of Property: 1255 Tinker Way, Glenview, IL 60025

Permanent Index Number: 04-35-107-032

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Instrument set forth.

Full power and authority are hereby granted to said Trustee and any successor Trustee to sell any trust property for cash or on credit, at public or private sales; to exchange any trust property for other property; to grant options, to purchase or acquire any trust property; and to determine the prices and terms of sales, exchanges and options; to operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate, to grant easements, give consents and make contracts relating to real estate or its use; to release or dedicate any interest in real estate; to take any action with respect to conserving or realizing upon the value of any trust property, and with respect to foreclosures, reorganizations or other changes affecting the trust property; to execute contracts, notes, conveyances and other instruments, including instruments containing covenants and warranties binding upon and creating a charge against trust property, and containing provisions excluding personal liability; to enter into any transaction with trustees, executors

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or administrators of other trusts or estates, including those in which any beneficiary hereunder has any interest, even though any such trustee or representative is also Trustee hereunder; and in any such transaction to purchase property, or make loans on notes secured by property, even though similar or identical property constitutes all or a large portion of the balance of trust property, and to retain any such property or note; and to continue to exercise any powers and discretion for a reasonable period after the termination of the trust, but only for so long as no rule of law relating to perpetuities would be violated.

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 the trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee 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 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 instrument 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/her or their predecessor in trust.

The interest of each and every beneficiary and of all persons claiming under them or any of them shall be only in the earning, 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 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 grantors 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.

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IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals on July 1<sup>st</sup>, 1996.

Ronald B. Stuart Trustee (SEAL)  
RONALD B. STUART

Matilda A. Stuart Trustee (SEAL)  
MATILDA A. STUART

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_

EXEMPT UNDER PROVISIONS OF PARAGRAPH 6, SECTION 4,  
REAL ESTATE TRANSFER TAX ACT

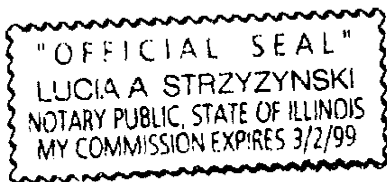
Lucia Strzyzynski  
DATE BUYER, SELLER, OR REPRESENTATIVE

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF C O O K )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald B. Stuart and Matilda A. Stuart, his wife, 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.

Given under my hand and official seal on July 1, 1996.

Lucia A. Strzyzynski  
NOTARY PUBLIC



SEND SUBSEQUENT TAX BILLS TO:

Ronald B. Stuart, Trustee  
Stuart Roundup Trust  
1255 Tinker Way  
Glenview, IL 60025

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This instrument was prepared by:

Michael D. Falls  
Michael D. Falls, Chartered  
520 Lake Cook Road, #555  
Deerfield, IL 60015  
(847) 948-8200

c:\stuart\deedin.tru



COOK COUNTY  
RECORDER  
JESSE WHITE  
SKOKIE OFFICE

# UNOFFICIAL COPY

NO. 32... NEW YORK TO ENJOYMENT RECORD...  
10A XAT... STATES 1A30

... SETTER OF...

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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 July 1, 19 96 Signature: Ronald B. Hawk - Trustee  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 1st day of July, 19 96.

Notary Public Lucia A. Strzyzynski

"OFFICIAL SEAL"  
LUCIA A. STRZYZYNSKI  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/2/99

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 July 1, 19 96 Signature: Ronald B. Hawk - Trustee  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 1st day of July, 19 96.

Notary Public Lucia A. Strzyzynski

"OFFICIAL SEAL"  
LUCIA A. STRZYZYNSKI  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/2/99

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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