

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 1990  
November 1994

## DEED IN TRUST (ILLINOIS)

96718385

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THE GRANTORS, STANLEY BARCAL AND ROSE A. BARCAL, HIS wife, of 2437 Harvey Avenue, Berwyn, IL 60402 of the County of Cook and State of Illinois

DEED-01 RECORDING \$25.50  
112222 TRAM 5743 09/19/96 11:41:00  
38097 + K: \* - 96 - 718385  
COOK COUNTY RECORDER

for and in consideration of ten DOLLARS, and other good and valuable considerations in hand paid,

Convey WARRANT and (WARRANT / QUIT CLAIM)<sup>\*</sup> unto STANLEY BARCAL AND ROSE BARCAL, Co-Trustees 2437 Harvey Avenue, Berwyn, IL 60402

(Name and Address of Grantee)

~~Trustee~~ under the provisions of a trust agreement dated the 12th

day of August 1996, and known as THE STANLEY BARCAL AND ROSE BARCAL TRUST

~~Trustee~~ (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:

Above Space for Recorder's Use Only

Lot 25 in Block 21 in Winslow's Second Subdivision, being a subdivision of Blocks 21, 27 and 28 of the subdivision of the North West quarter of Section 29, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PARAGRAPH D OF THE BERWYN CITY EXEMPT UNDER PROVISIONS OF PARAGRAPH e, SECTION 4, CODE SEC. 18-38 AS A REAL ESTATE Real Estate Transfer Tax Act.

TRANSACTION:

DATE 9-13-96 TELLER AS 8-15-96 Thomas J. Roney  
Date Buyer, Seller or Representative

Permanent Real Estate Index Number(s): 16-29-119-016-0000 001004

Address(es) of real estate: 2437 Harvey Avenue, Berwyn, IL 60402

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 praesenti 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 198 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.

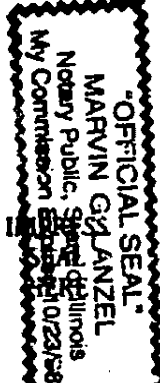
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance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

And the said grantor                      hereby expressly waive                      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                      aforesaid have                      hereunto set their hands                      and seals                      this 15 day of August, 1996.

Stanley Barcal (SEAL) Rose A. Barcal (SEAL)  
STANLEY BARCAL ROSE A. BARCAL

State of Illinois, County of Cook                      ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STANLEY BARCAL AND ROSE A. BARCAL, 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                      official seal, this 15<sup>th</sup> day of August, 1996  
Commission expires 10-23 1998                      NOTARY PUBLIC

This instrument was prepared by MARVIN G. LANZEL, 521 S. LaGrange Road, #203, LaGrange, IL 60525 (Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

STANLEY BARCAL  
(Name)  
2437 Harvey Avenue  
(Address)  
Berwyn, IL 60402  
(City, State and Zip)

MAIL TO: MARVIN G. LANZEL  
521 SO. LAGRANGE RD  
SUITE 203 (Address)  
LAGRANGE ILLINOIS 60525  
(City, State and Zip)

RECORDER'S OFFICE BOX NO.                     

06725.85

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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.

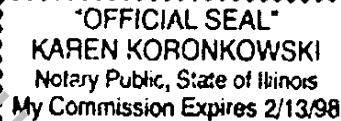
Dated 8-15-96, 1996

Signature, *Mark E. Reed*

Grantor or Agent

Subscribed and sworn to before me this 15th day of August, 1996.

*Karen Koronkowski*  
Notary Public



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.

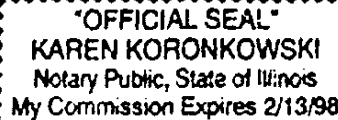
Dated 8-15-96, 1996

Signature *Mark E. Reed*

Grantee or Agent

Subscribed and sworn to before me this 15th day of August, 1996.

*Karen Koronkowski*  
Notary Public



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

00718.85

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