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QUIT CLAIM DEED
IN TRUST

96760718

MAIL TO:

Stephen J. Epstein
120 West Golf Road
Schaumburg, IL 60195

ADDRESS OF PROPERTY:

604 South LaSalle Street
Des Plaines, Illinois 60016

DEPT-01 RECORDING 425.50
130001 TRAM 5966 10/07/96 14127100
48770 RC * 96-760718
COOK COUNTY RECORDER

THE GRANTOR, GENEVIEVE B. MILLER (ALSO KNOWN AS JEAN MILLER), a widow and not remarried, of the City of Des Plaines, County of Cook, State of Illinois, for and in consideration of TEN and no/100---(\$10.00)----- Dollars, and other good and valuable consideration, in hand paid, CONVEY(S) AND QUIT CLAIM(S) to

GENEVIEVE B. MILLER, not individually but as Trustee under THE GENEVIEVE B. MILLER LIVING TRUST dated 2/24/94, 1996

the following described real estate situated in the County of Cook, State of Illinois, to-wit:

Lot 163 in Golf Terrace, Unit No. 3, being a resubdivision of Parts of Lots 2 and 3 in Circuit Court Commissioners Partition of the Lands of Christ Moeller Estate in the Fractional South West Quarter of Section 18, Township 41 North, Range 12, East of the Third Principal Meridian, in the City of Des Plaines, Maino Township, in Cook County, Illinois.

PIN: 09-18-309-013

And that said 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.

TO HAVE AND TO HOLD the said real estate with the appurtenance, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide the premises or any part thereof, to dedicate parts, streets, highways or alleys and to vacate any subdivision of part thereof, and to resubdivide the premises as often as desired, to contract to sell, to grant options to purchase or 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 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 the premises, or any part thereof, to lease the premises or any part thereof, from time to time, in possession or reversion, by leases to commence in present or 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 premises, or any part thereof, for other real or personal property, to grant easement 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 title to the premises and every part thereof in all other ways and for such other considerations as it would be

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lawful for any person owning the title to said premises to deal with it, whether similar to or different from the ways above specified, at any time or times hereafter.

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 obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency or any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trustee deed, mortgage, lease or other instrument executed by said Trustee in relation to said premises 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 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 under said Trust Agreement 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 any other disposition of said premises, 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 premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

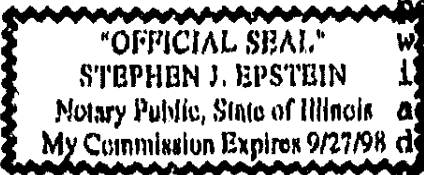
IN WITNESS WHEREOF, the grantor aforesaid has herunto set his hand and seal this 14 day of May, 1996.

Genevieve B. Miller
GENEVIEVE B. MILLER

Exempt deed or instrument
Eligible for recordation
without payment of tax

Steph J. Epstein
City of Des Plaines 6-17-96

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



GENEVIEVE B. MILLER (ALSO KNOWN AS JEAN MILLER), personally known to me to be the same person(s) whose name(s) is/are 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 14 day of May, 1996.

Steph J. Epstein
NOTARY PUBLIC

My commission expires: 9-27-1998

THIS INSTRUMENT PREPARED BY: STEPHEN J. EPSTEIN, Attorney At Law, 120 West Golf Road, Schaumburg, Illinois, 60195

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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 Sept 6, 1996

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Stephen S. Epstein this 6th day of September, 1996
Notary Public Mary A. Salvatore

" OFFICIAL SEAL "
MARY A. SALVATORE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/14/98

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 Sept 6, 1996

Signature: _____

Subscribed and sworn to before me by the said Stephen S. Epstein this 6th day of September, 1996
Notary Public Mary A. Salvatore

" OFFICIAL SEAL "
MARY A. SALVATORE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/14/98

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 ADI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

ATTORNEYS' NATIONAL
TITLE NETWORK



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TOWNSHIP TITLES
COOK COUNTY, ILLINOIS

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