

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

Mail to:

Dowd, Dowd & Mertes, Ltd.
701 Lee Street, Suite 790
Des Plaines, IL 60016

DEPT-11 TORRENS

\$27.

Name & Address of Taxpayer:

Joseph F. Elliott, Sr.
1313 Willow Avenue
Des Plaines, Illinois 60016

T#0015 TRAN 6341 10/07/96 13:12:00
#0440 CT *-96-764454
COOK COUNTY RECORDER

-96-764454

THE GRANTOR, JOSEPH F. ELLIOTT, SR., a widower, of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JOSEPH F. ELLIOTT, SR. of Des Plaines, Illinois as Trustee under the provisions of the JOSEPH F. ELLIOTT, SR. DECLARATION OF TRUST dated September 4, 1996, (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:

Lot 22 (except West 15 feet thereof) and West 25 feet of Lot 23 in Block 10 in Des Plaines Center, a subdivision in Section 17, Township 41 North, Range 12, East of the Third Principal Meridian.

Permanent Index No.: 09-17-206-040

96764454

Address of Property: 1313 Willow Avenue, Des Plaines, Illinois 60016

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, 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 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 hereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms 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

Handwritten initials or signature in the bottom right corner.

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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.

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, lease 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.

And the 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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunder set her hand and seal this 2nd day of October, 1996.

Joseph F. Elliott, Sr. (Seal)
JOSEPH F. ELLIOTT, SR.

(Seal)

(CONTINUED)

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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 JOSEPH F. ELLIOTT, SR., a widower, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 2nd day of October, 1996.

Mary A. Bezak
Notary Public

My commission expires on 10-2, 1997

IMPRESS SEAL HERE

Exempt deed or instrument
Eligible for recordation
without payment of tax

Clair J. Kelley 10-3-96
City of Des Plaines

"OFFICIAL SEAL"
MARY A. BEZAK
Notary Public, State of Illinois
My Commission Expires Oct. 2, 1997

EXEMPT UNDER PROVISIONS OF PARAGRAPH D,
SECTION 31-45, REAL ESTATE TRANSFER ACT

Mary A. Bezak
Buyer, Seller or Representative

This document prepared by:

Daniel J. Dowd
Dowd, Dowd & Mertes, Ltd.
701 Lee Street, Suite 790
Des Plaines, IL 60016

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Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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 a 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: 10-2, 1996

Mary E. Greese
Grantor or Agent

Subscribed and Sworn to before me this
2nd day of October, 1996.

Mary A. Bezak

Notary Public
"NOTARIAL SEAL"
MARY A. BEZAK
Notary Public, State of Illinois
My Commission Expires 12/31/98

The grantee or the grantee's 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 a 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: 10-2, 1996

Mary E. Greese
Grantee or Agent

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.

Subscribed and Sworn to before me this
2nd day of October, 1996.

Mary A. Bezak

Notary Public
"NOTARIAL SEAL"
MARY A. BEZAK
Notary Public, State of Illinois
My Commission Expires Oct. 2, 1997

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150-2001