

UNOFFICIAL COPY

96823752

DEPT-01 RECORDING \$27.50
 T#0013 TRAN 4543 10/29/96 08153100
 05161 + TB *-96-823752
 COOK COUNTY RECORDER

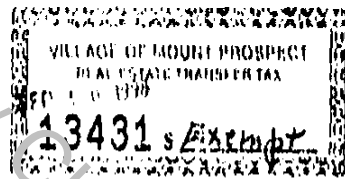
DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantors, **VICTOR M. BERNIN** and **JEAN L. BERNIN**, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEY and WARRANT unto **JEAN L. BERNIN**, as Trustee under the provisions of a private Trust Agreement known as the Jean L. Bernin Trust No. 96 dated Sept. 17, 1996, the following described real estate situated in the City of Mount Prospect, County of Cook, and State of Illinois, to-wit:

Lot 60 in Ellendale, being a subdivision in the Southwest 1/4 of section 12, Township 41 North, Range 11 East of the Third Principal Meridian, according to the Plat of the said subdivision recorded March 9, 1954 as Document 15,850,370 and Certificate of Correction recorded on April 22, 1954 as Document 15,887,670 in Cook County, Illinois.

Property Address: 105 East Berkshire Lane
 Mount Prospect, IL 60056

Property Code: 08-12-318-003



Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Tax Act.

Victor M. Bernin
 Signature

9-26-96
 Date

96823752

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

Full power and authority is hereby granted to said Trustee:

- (a) To improve, manage, protect, and subdivide said premises.
- (b) To dedicate parks, streets, highways, and alleys.
- (c) To vacate any subdivision or part thereof.
- (d) To contract to sell, to sell on any terms, and to convey either with or without consideration.
- (e) To donate, dedicate, mortgage, pledge, or otherwise encumber said property.
- (f) To lease said property, or any part thereof, from time to time, by leases to commence in present or in future.
- (g) To partition or to exchange said property, or any part thereof, for other real estate or personal property.

27.50
 [Handwritten initials]

UNOFFICIAL COPY

Property of Cook County Clerk's Office

90920753

UNOFFICIAL COPY

- (h) 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.
- (i) To grant easements or charges of any kind.
- (j) To release, convey, or assign any right, title, or interest in or about the said premises.
- (k) To have the actual possession of, and receive the rents and profits from, said premises.
- (l) To deal with said property and every part thereof, without limitation by reason of the enumeration thereof, in all other ways and for such other considerations as it would be lawful for any person owning the same to deal therewith, 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 or successor Trustee or Trustees, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, be obliged or privileged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged or privileged to see that the terms of this Trust have been complied with, or be obliged or privileged to inquire into the necessity or expediency of any act of said Trustee, or into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by said Trustee and any successor 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 same 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 is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument, and (d) that if the conveyance is made to a successor or successors in trust such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessors.

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 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. It is the express intention of this instrument to vest in said Trustee the entire legal and equitable title in fee in and to all of the premises above described. In case the grantee Trustee should die, resign, refuse, or be unable to act as such for any reason hereunder, then **VICTOR M. BERNIN** and **AMCORE TRUST COMPANY**, are hereby designated as successor Trustees to act successively in the order named, each to have the same and identical powers, duties, rights, and privileges as though each had been originally named and designated as Trustee hereunder in the first instance and without the necessity of any conveyance to any such successor Trustee of any of the property of the Trust. Legal and equitable title to said property shall vest absolutely in the successor Trustee named, without any further or other instrument or conveyance in connection therewith, if, as to the original Trustee and each successor Trustee, there is filed for record in the Recorder's Office of the County in which said real estate is situated one of the following: In the event of death, a certified certificate of death; in the event of resignation, a written resignation; in the event of refusal to act, a written refusal; and, in the event of inability to act, a certified copy of an Order Appointing Guardian or Conservator or the certificate of some duly licensed physician as to the inability

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

"Trustee" shall include the plural as well as the singular unless the context shall otherwise indicate. Words of any gender shall be construed to include correlative words of each other gender.

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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals this 17th day of Sept., A.D. 1996.

Victor M. Bernin
Victor M. Bernin

Jean L. Bernin
Jean L. Bernin

STATE OF ILLINOIS)
) SS.
COUNTY OF WINNEBAGO)

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that VICTOR M. BERNIN and JEAN L. BERNIN, 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 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 Notarial Seal this 17th day of Sept., A.D. 1996.

"OFFICIAL SEAL"
BRENDA K. HAUGHTON
Notary Public, State of Illinois
My Commission Expires 4/28/00

Brenda K. Haughton
Notary Public

This instrument prepared by (and return to):
Michael J. Schappert
HOLMSTROM & KENNEDY, P.C.
800 North Church Street, P.O. Box 589
Rockford, IL 61105-0589

Future taxes to:
Jean L. Bernin, Trustee
105 East Berkshire Lane
Mt. Prospect, IL 60056



207322003

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

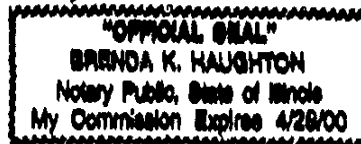
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 October 2, 19 96

Signature: Michael J. Schappert
~~XXXXXXXXXX~~ Agent

Subscribed and sworn to before me by the said Michael J. Schappert this 2nd day of October, 19 96.

Notary Public Brenda K. Haughton



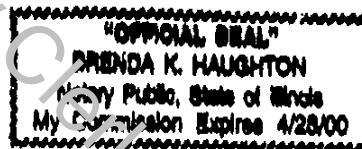
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 2, 19 96

Signature: Michael J. Schappert
~~XXXXXXXXXX~~ Agent

Subscribed and sworn to before me by the said Michael J. Schappert this 2nd day of October, 19 96.

Notary Public Brenda K. Haughton



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.)

50323752

UNOFFICIAL COPY

Property of Cook County Clerk's Office