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## DEED IN TRUST

THE GRANTORS, MILDRED D. FANSLAU of the city of Des Plaines, Cook County, Illinois, for and in consideration of One Dollar, and other good and valuable consideration paid in hand, convey and warrant to MILDRED D. FANSLAU, Trustee ("Trustee" regardless of the number of trustees) of 1660 Thacker Street, Unit 3A, Des Plaines, Illinois 60016, under the provisions of a trust agreement dated September 26, 1996 and known as THE MILDRED D. FANSLAU LIVING TRUST DATED September 25, 1996,

and unto all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois.

DEPT-01 RECORDING

\$25.50

170003 TRAN 8595 11/19/96 09:27:00

47359 4 B.J \* -96-879972

COOK COUNTY RECORDER

96879972

Unit Number 3-"A" in Thacker Point Condominium as delineated on a survey of the following described real estate: Lots 1, 2 and 3 in Middle Subdivision in Des Plaines, being a Resubdivision of Lots 112 through 115 in Town of Rand together with that part of Lot 18 and that part of the vacated alley contiguous to both Lot 1 and Lot 18 in said Middle Subdivision in Des Plaines and that part of Lot 111 in Town of Rand which lies South of a line 150.99 feet North, measured at right angles, and parallel with the South line of Lots 1 through 17, in said Middle Subdivision in Des Plaines, all in Sections 20 and 21, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, together with its undivided percentage interest in the common elements and the exclusive right to the use of parking spaces 6 and 15 as delineated on the survey attached as exhibit "A" to the Declaration of Condominium recorded as Document No. 25175387 in Cook County, Illinois.

PIN # 09-02-202-040-1027

Address of Real Estate: 1660 Thacker Street, Unit 3A, Des Plaines, Illinois 60016

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof. (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 100 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the

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11/17/2025

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beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, such Successor Trustee as designated in the Living Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for exemption of homestead from sale or execution or otherwise.

The grantor(s) have signed this deed on September 25, 1996.

Mildred D. Fanslau  
MILDRED D. FANSLAU

EXEMPTION STATEMENT:  
Exempt under the provisions of Paragraph (a), Section 4, Real Estate Transfer Act and Cook County Ordinance 95104, Par. 4.

Signed: Teresa Nuccio

Dated: 9-25-96

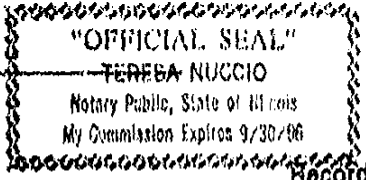
State of Illinois )  
                          ) ss  
County of Cook    )

Exempt deed or instrument  
Eligible for recordation  
without payment of tax  
Junda Engwerel 9-26-96  
City of Des Plaines

I am a notary public for the County and State above. I certify MILDRED D. FANSLAU, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as his or her 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 September 25, 1996.

Teresa Nuccio  
NOTARY PUBLIC



Prepared by: TERESA NUCCIO  
1480 Renaissance Drive, Suite 105  
Park Ridge, Illinois 60068

Recorder's Office: Please return document to preparer

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146 O Thacher  
Des Plaines

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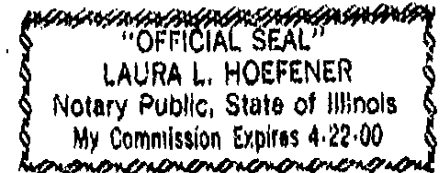
## STATEMENT BY GRANTOR AND GRANTEE

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 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 18, 1996 Signature Richard Blatner  
Grantor or Agent

Subscribed and sworn to before me  
by the said agent this 18<sup>th</sup> day  
of October, 1996.

Notary Public Laura L. Hoefener

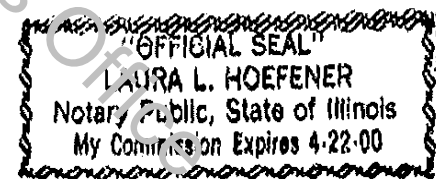


The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated October 18, 1996 Signature Richard Blatner  
Grantee or Agent

Subscribed and sworn to before me  
by the said agent this 18<sup>th</sup> day  
of October, 1996.

Notary Public Laura L. Hoefener



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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