

Jan 17 1996

96978745

DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

CARMEN REVAK, a widow not since remarried,  
2848 West 98th Street  
Evergreen Park, IL 60805

DEPT-01 RECORDING \$25.50  
T#0003 TRAN 1089 12/30/96 12:44:00  
#1031 # LM \*-96-978745  
COOK COUNTY RECORDER

96978745

(The Above Space For Recorder's Use Only)

Village of Evergreen Park County of Cook and State of Illinois, in consideration of the sum of TEN \$ No/00 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to CARMEN REVAK as Trustee, under the terms and provisions of a certain Trust Agreement dated the 19th day of December 19 96 and designated as Trust No. 1, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 24-12-121-056

Addres(s) of Real Estate: 2848 West 98th Street, Evergreen Park, IL 60805

TO HAVE AND TO HOLD said real estate and appurtenances in re to 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, street, 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 99 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, deal, 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 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.

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# UNOFFICIAL COPY

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County 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 release \_\_\_\_\_ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 19th day of December 19 96

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

CARMEN REVAK

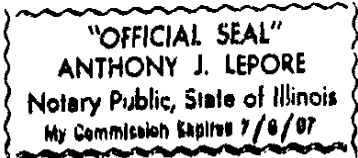
(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for



IMPRESS SEAL HERE

said County, in the State aforesaid. DO HEREBY CERTIFY that CARMEN REVAK, a widow not since remarried 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 she signed, sealed and delivered the said instrument as 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, this 19th day of December 19 96

Commission expires July 6 19 97

NOTARY PUBLIC

This instrument was prepared by ANTHONY J. LEPORE, 2940 West 95th Street, Evergreen Park, IL 60805

## Legal Description

Lot 20 (except East 10 feet thereof) Lot 21 (except West 10 feet thereof) in Will Subdivision of Lots 28 and 29 in King Estate Subdivision in Evergreen Park, in the Northwest 1/4 of Section 12, Town 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of Paragraph Section Real Estate Transfer Tax Act

VILLAGE OF EVERGREEN PARK EXEMPT

REAL ESTATE TRANSFER TAX

SEND SUBSEQUENT TAX BILLS TO

Buyer, Seller or Representative

ANTHONY J. LEPORE

(Name)

2940 West 95th Street

(Address)

Evergreen Park, IL 60805

(City, State and Zip)

CARMEN REVAK

(Name)

2848 West 98th Street

(Address)

Evergreen Park, IL 60805

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_



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