

DEED IN TRUST

96229669

DEPT-01 RECORDING 123.50
147777 TRAN 9898 03/26/96 13:02:00
43869 # SK *-96-229669
COOK COUNTY RECORDER

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

VIRGINIA MAY JUSTUS, a widow
1120 South 31st Street

F	2550	A
P		P
T	2550	V

(Use Above Space For Recorder's Use Only)

Village of Bellwood County of Cook and State of Illinois, in consideration of the sum of TEK and NO/100 (\$10.) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants to VIRGINIA MAY JUSTUS as Trustee, under the terms and provisions of a certain Trust Agreement dated the -14th- day of March, 1996, and designated VIRGINIA M. JUSTUS DECLARATION OF TRUST, 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): 15-16-216-019

96229669

Address(es) of Real Estate 1120 South 31st Street, Bellwood, Illinois 60104
And GRANTEE:

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, 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, 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 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.

The recording of this instrument does not alter to whom the tax bill

DEPT. OF REVENUE
NON TAXABLE CONSIDERATION
3-27-96

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned, Notary Public in and for said County, has hereunto set his hand and official seal, this _____ day of _____, 19__.

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 waive s and release s 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 -15th- day of March 1996

(SEAL) X Virginia May Justus (SEAL)

VIRGINIA MAY JUSTUS

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

(SEAL) _____ (SEAL)

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 VIRGINIA MAY JUSTUS, a widow, 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 s h e 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.



IMPRESS SEAL HERE

Given under my hand and official seal, this _____ day of _____ 19__

Commission expires _____ 19__

NOTARY PUBLIC

This instrument was prepared by KURT HEERWAGEN 2914 S. Harlem Ave., Riverside, IL 60546

(NAME AND ADDRESS)

60546

Legal Description

Lot 8 in Block 6 in Shekleton Brothers Third Addition being a Subdivision of the South West 1/4 of the North East 1/4 of section 16, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

SEND SUBSEQUENT TAX BILLS TO:

KURT HEERWAGEN
BOEGER, HEERWAGEN, LUSTHOFF &
BRENDEMUHL, P.C.

VIRGINIA M. JUSTUS
(Name)

MAIL TO:

Box 190
2914 South Harlem Avenue
Riverside, Illinois 60546-0190

1120 South 31st Street
(Address)

Bellwood, Illinois 60104
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____

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 3-27, 96 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by me the said [Signature] this 27 day of [Month] 1996.

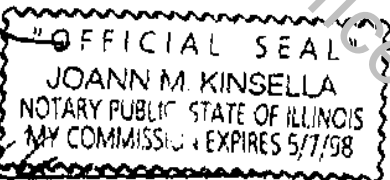


Notary Public [Signature]

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 title to real estate under the laws of the State of Illinois.

Dated 3-27, 96 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by me the said [Signature] this 27 day of [Month] 1996.



Notary Public [Signature]

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 the subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

16229069

UNOFFICIAL COPY

Property of Cook County Clerk's Office

09-0220769