

DEED IN TRUST  
(ILLINOIS)

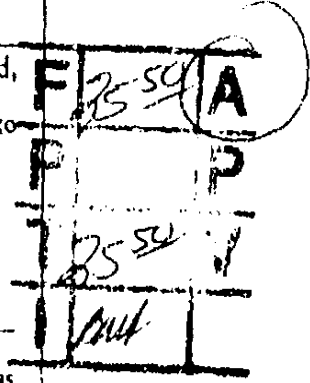
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DEPT-01 RECORDING \$25.50  
T87777 TRAN 0524 04/04/96 14:49:00  
44788 SK \*-96-258725  
COOK COUNTY RECORDER

THE GRANTORS, Kenneth W. Frantz and Grace N. Frantz,  
his wife Cook and State of Illinois

for and in consideration of Ten and no/100 (\$10.00)  
DOLLARS, and other good and valuable considerations in hand paid,

Convey and ~~WARRANTY~~ /QUIT CLAIM unto  
Grace N. Frantz, 1717 Happ Road, Northbrook, IL.



(Name and Address of Grantee)  
as Trustee under the provisions of a trust agreement dated the 21st  
day of December 19 95, and known as

Grace N. Frantz Revocable Trust, Dated December 21, 1995  
~~XXXXXXXXXX~~ (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:

Above Space for Recorder's Use Only

Lot 4 in the Resubdivision of part of Blocks 2 and 5 and the West half of vacated street East of and adjoining said Block 2 and the Easterly half of the vacated street West of and adjoining said Block 5 all in First Addition to Skokie Highlands Subdivision being a Subdivision of the East half of the North West quarter of the North West quarter and the South half of the North East quarter of the North West quarter (except Railroad) in Section 13, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

96258725

Permanent Real Estate Index Number(s):

04-13-103-025

Address(es) of real estate: 1717 Happ Road, Northbrook, Illinois

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, street, 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 thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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.

# UNOFFICIAL COPY

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, leased 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor s 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 grantor s aforesaid have hereunto set their hands \_\_\_\_\_ and seals \_\_\_\_\_

this 22nd day of December, 1995

Kenneth W. Frantz (SEAL) Grace N. Frantz (SEAL)  
Kenneth W. Frantz Grace N. Frantz

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

Kenneth W. Frantz and Grace N. Frantz, his wife

personally known to me to be the same person s whose name s are \_\_\_\_\_ subscribed

to the foregoing instrument, appeared before me this 21st day in person, and acknowledged that

they signed, sealed and delivered the 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.

OFFICIAL SEAL  
GREGORY A PAPIERNIK  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES NOV. 15, 1996

SEAL  
HERE

Given under my hand and official seal, this 21st day of December, 1995

Commission expires November 15 1996 Gregory A Papiernik  
NOTARY PUBLIC

This instrument was prepared by Marc J. Lane, Esq., 180 N. LaSalle St., Suite 2100, Chicago, IL  
(Name and Address) 60601

WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Marc J. Lane, Esq.  
(Name)  
180 N. LaSalle St., Suite 2100  
(Address)  
Chicago, IL 60601  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Grace N. Frantz, Trustee  
(Name)  
1717 Happ Road  
(Address)  
Northbrook, IL 60062  
(City, State and Zip)

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

Exempt Under Real Estate Transfer Tax Act Sec. 4  
PAGES

Date 1/4/96 Sign Gregory A Papiernik

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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 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 April 4, 1996

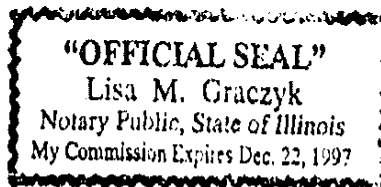
Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the

said AGENT

this 4th day of April

1996



Lisa M. Graczyk  
Notary Public

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 April 4, 1996

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the

said AGENT

this 4th day of April

1996



Lisa M. Graczyk  
Notary Public

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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