

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 Carol J. Iverson
of the County of Cook and State of Illinois
for and in consideration of TEN DOLLARS (\$10.00)
DOLLARS, and other good and valuable considerations in hand paid,
Convey and (WARRANT /QUIT CLAIM)* unto
Carol J. Iverson, of 14 N. School St.
Mount Prospect, IL 60056

(Name and Address of Grantee)
as Trustee under the provisions of a trust agreement dated the 22nd
day of February, 1996, and known as
CAROL J. IVERSON
Trust ~~XXXXXXXXXXXX~~ (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:

That part of Lot Twenty Four (24) in Frank Serafine Subdivision (herein-
after described), falling within the East 242 feet of the West 407 feet
of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section 34
hereinafter described. In Frank Serafine Subdivision, being a Subdivision
of part of the South Half (½) of the Southeast Quarter (¼) of Section 34,
Township 42 North, Range 11 East of the Third Principal Meridian,
according to Plat thereof registered in the Office of the Registrar of
Titles of Cook County, Illinois on January 7, 1954 as Document Number
1501829.

Permanent Real Estate Index Number(s): 03-34-433-013-0000
Address(es) of real estate: 14 N. School Street Mount Prospect,
IL

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
MAR 15 1996
12518 sExempt

-96-306586
Above Space for Recorder's Use Only

96306586

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 198 years, and to renew or extend leases and for 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.

Office

25/2

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 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 _____ 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 _____ aforesaid has _____ hereunto set her hand _____ and seal _____

this 26th day of February, 1996.
Exempt under provision of Paragraph E, (SEAL) X Carol J. Iverson (SEAL)
Section 4, Real Estate Transfer Tax Act. Carol J. Iverson

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
Carol J. Iverson

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 _____ signed, sealed and delivered the said instrument as her _____ 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 26th day of February, 1996.
Commission expires 10/17 1998
Notary Public
NOTARY PUBLIC

This instrument was prepared by Hegarty, Kowols & Lynch, 301 W. Touhy, Park Ridge, IL 60068
(Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE
MAIL TO: { Hegarty, Kowols & Lynch (Name)
301 W. Touhy (Address)
Park Ridge, IL 60068 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: NO CHANGE
Carol J. Iverson (Name)
14 N. School St. (Address)
Mount Prospect, IL 60056 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

96900506

Notary Office

UNOFFICIAL COPY

EXEMPTED TRANSACTION AFFIDAVIT

To the best of his/her knowledge, the name of the grantor 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 in 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.

Mary Ann Fawcett
Grantor

Grantor

Signed and sworn to before

me this 8 day of April, 1994

Mary Ann Fawcett
NOTARY PUBLIC



The name of the grantee shown on the deed or assignment of beneficial interest in the 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.

Mary Ann Fawcett
Grantee

Grantee

Signed and sworn to before

me this 8 day of April, 1994

Mary Ann Fawcett
NOTARY PUBLIC



96307586

Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96305586