

UNOFFICIAL COPY

DEED IN TRUST

The Grantor, **MARY BAIN**, n/k/a **MARY E. BAIN**, of the County of Cook, and State of Illinois, a widow who has not since remarried, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto

Mary E. Bain, as trustee (hereinafter referred to as the "trustee") under the provisions of a trust agreement dated APRIL 24, 1986 and known as the **MARY E. BAIN Trust**,

96350578

DEPT-01 RECORDING \$25.50
 T#6666 TRAN 0714 05/08/96 15:13:00
 #7188 JM *-96-350578
 COOK COUNTY RECORDER

whose present address is

542 Woodside, Hinsdale, Illinois,

and unto all and every successor or successor in trust under said trust agreement, all of the Grantor's right title and interest in the following described real estate in the County of Cook and State of Illinois to wit:

LOT 3 IN W. W. THOMPSON'S RESUBDIVISION OF LOTS 4 AND 5 IN BLOCK 4 IN HIGHLANDS BEING A SUBDIVISION OF THE NORTH WEST QUARTER AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTH WEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MAY 26, 1943 AS DOCUMENT 13081626, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 18-07-115-009

FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE:
542 Woodside, Hinsdale, Illinois 60521

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 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 successor in trust and to grant to such successor or successor 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 a term of 198 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 consideration 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.

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 the 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

96350578

25 50
25 EA

UNOFFICIAL COPY

such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created 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 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 said Grantor hereby expressly waives and releases 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 hands this 24 day of April, 1996.

Mary E. Bain
MARY BAIN, a/k/a MARY E. BAIN, Grantor

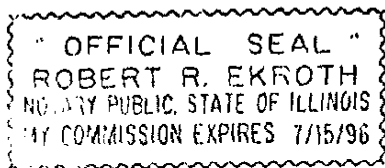
Exempt under the provisions of Paragraph (e), Section 31-45 of the Property Tax Code.

4/24/96 Robert R. Ekroth
Date Buyer, Seller or Representative

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 MARY BAIN, a/k/a MARY E. BAIN, 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 24th day of April, 1996.



Robert R. Ekroth
Notary Public

My commission expires 7-15-96

THIS INSTRUMENT PREPARED BY: Robert R. Ekroth, Esq., EKROTH & OSBORNE, LTD.
15 Salt Creek Lane, Suite 122, Hinsdale, Illinois 60521

MAIL DEED TO:

Robert R. Ekroth, Esq.
EKROTH & OSBORNE, LTD.
15 Salt Creek Lane, Suite 122
Hinsdale, Illinois 60521

SEND SUBSEQUENT TAX BILLS TO:

Mary E. Bain
542 Woodside
Hinsdale, Illinois 60521

96370578

UNOFFICIAL COPY

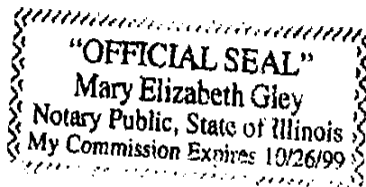
STATEMENT BY GRANTOR AND GRANTEE

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 4/24/96

Signature *Robert P. Elbert*
Grantor or Agent

Subscribed and sworn to before me
by the said Robert P. Elbert this 24
day of April, 1996.
Notary Public Mary Elizabeth Gley

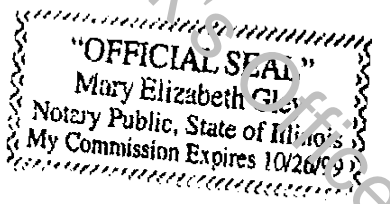


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4/24/96

Signature *Robert P. Elbert*
Grantor or Agent

Subscribed and sworn to before me
by the said Robert P. Elbert this 24
day of April, 1996.
Notary Public Mary Elizabeth Gley



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.)

96030578

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96350578