

# UNOFFICIAL COPY

97044396

COOK COUNTY CLERK  
JANUARY 1991

## DEED IN TRUST

Grantor, JAMES THOMSON, married to BARBARA P. THOMSON, of 118 Deere Park Court, Highland Park, Illinois 60035, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEY and QUITCLAIM to, JAMES THOMSON, not personally, but as trustee of the JAMES V. THOMSON REVOCABLE TRUST dated November 12, 1991, his successor or successors, the following described real estate in the County of Cook, State of Illinois:

That part of Lots 15 to 24 both inclusive, in the Subdivision of the West Half of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian described as follows: Beginning at the Southeast corner of said Lot 24; thence due North, along the East Line of said Lots 15 to 24 both inclusive, 229.43 feet to a point on the North wall of a brick building; thence North 89 degrees 32 minutes 0 seconds West, along said North wall, 68.36 feet to a point on a seam between aforesaid brick building and a two story brick building; thence South 0 degrees 0 seconds 52 seconds East along said seam, 92.13 feet to a seam point common to aforesaid brick building, aforesaid two story brick building and a metal building; thence continuing South 0 degrees 0 seconds 52 seconds East, along a seam between aforesaid two story brick building and aforesaid metal building 13.60 feet to a corner seam common to aforesaid two story brick building and aforesaid metal building; thence South 89 degrees 37 minutes 44 seconds West along said seam, 30.51 feet; thence South 0 degrees 0 minutes 52 seconds East, along said seam and its Southern extension thereof, 123.86 feet to a point on the South Line of aforesaid Lot 24; thence South 89 degrees 53 minutes 20 seconds East along said South Line, 98.91 feet to the point of beginning; all in Cook County, Illinois and containing 19,486 square feet therein.

PIN: 17-32-401-030-0000 and 17-32-401-031-0000

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

S.Y.  
P.3  
N.-  
M.Y.  
1/5/91

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In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

This transaction is exempt under Provision E, of Section 4, of the Revenue Transfer Act.

Date: 10/24/97 By: [Signature], RGT

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed at Northbrook, Illinois on the 24th day of October 1997..

[Signature]  
JAMES THOMSON

Exempted under Real Estate Transfer Act, Section 4, Paragraph E.

Dated: October 24, 1997

[Signature]  
JAMES THOMSON, Grantor

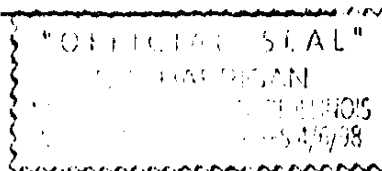
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State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that JAMES THOMSON, married to BARBARA P. THOMSON, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21<sup>st</sup> day of February, 1997.

Notary Public



This instrument was prepared by James J. Wochner, 707 Skokie Blvd., Suite 500, Northbrook, Illinois 60062.

Mail to: James J. Wochner  
707 Skokie Blvd., Suite 500  
Northbrook, IL 60062

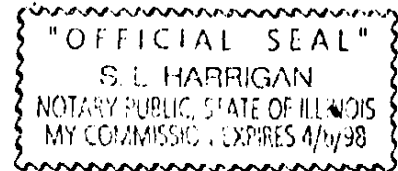
Property of Cook County Clerk's Office

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 October 21, 1997 Signature: James J. Woehner  
Grantor or Agent

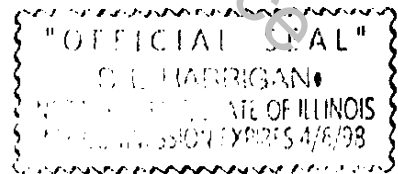
Subscribed and sworn to before me by the said James J. Woehner this 21st day of October 1997.  
Notary Public [Signature]



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

Dated October 21, 1997 Signature: James J. Woehner  
Grantee or Agent

Subscribed and sworn to before me by the said James J. Woehner this 21st day of October 1997.  
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 subsequent offenses.

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