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GEORGE E. COLE®  
LEGAL FORMS

No. 1990-REC  
May 1996

## DEED IN TRUST (ILLINOIS)

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THE GRANTORS, RICHARD A. CHURLIN AND JENNIE CHURLIN, HIS WIFE of the County of Cook and State of Illinois for and in consideration of Ten and 00/100--- --(\$10.00)-----

Above Space for Recorder's use only

DO DOLLARS, and other good and valuable considerations in hand paid, Convey \_\_\_\_\_ and ~~WARRANTY~~ /QUIT CLAIM \_\_\_\_\_)\* unto

RICHARD A. CHURLIN AND JENNIE CHURLIN  
7350 West 85th Street  
Bridgeview, IL 60455  
/Co-Trustees

(Name and Address of Grantee)

12-7-97  
Jennie Churlin  
DATE REGISTERED

as ~~Trustee~~ under the provisions of a trust agreement dated the 9th day of December, 1997, /THE RICHARD A. CHURLIN AND JENNIE CHURLIN LIVING TRUST and known as ~~Trust Agreement~~ (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: THE WEST 60 FEET OF LOT 209 IN FREDERICK H. BARTLETT'S FIRST ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACRES A SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST 1/4 OF SECTION 31, AND THE WEST HALF OF THE NORTH WEST 1/4 OF SECTION 31, AND THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 31 TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF THE EAST HALF OF THE SOUTH EAST 1/4 OF SECTION 36 TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 18-36-402-022

Address(es) of real estate: 7350 West 85th Street, Bridgeview, IL 60455

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 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.

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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 or 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 hand s \_\_\_\_\_ and seal s \_\_\_\_\_ this 9<sup>th</sup> day of December, 1997.

Richard A. Churlin (SEAL)      Jennie Churlin (SEAL)  
 RICHARD A. CHURLIN                      JENNIE CHURLIN

State of Illinois, County of Cook s.  
 I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
RICHARD A. CHURLIN AND JENNIE CHURLIN, HIS WIFE

"OFFICIAL SEAL" Arthur R. Pierce, Notary Public, State of Illinois, Commission Expires April 11, 2001.  
 I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
 \_\_\_\_\_, known to me to be the same person s \_\_\_\_\_ whose name s \_\_\_\_\_ are \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ 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.

Given under my hand and official seal, this 9<sup>th</sup> day of December, 1997  
 Commission expires April 11 2001  
Arthur R. Pierce  
 NOTARY PUBLIC

This instrument was prepared by Arthur R. Pierce, 4246 W. 63rd St., Chicago, IL 60629  
 (Name and Address)

**USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE**

MAIL TO: {  
Arthur R. Pierce  
 (Name)  
4246 W. 63rd Street  
 (Address)  
Chicago, IL 60629  
 (City, State and Zip)

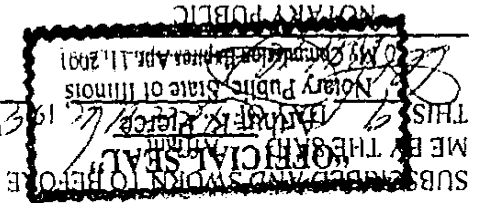
SEND SUBSEQUENT TAX BILLS TO:  
Richard A. Churlin  
 (Name)  
7350 West 85th Street  
 (Address)  
Bridgeview, IL 60455  
 (City, State and Zip)

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

1062616

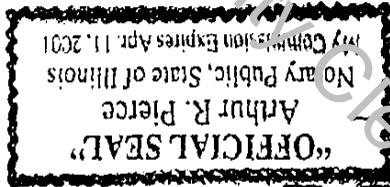
NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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



Dated Dec 9 1997

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed of 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.



SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Arthur R. Pierce THIS 9 DAY OF December, 1997

Dated Dec 9 1997

Signature Arthur R. Pierce  
Grantor or Agent

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.

STATEMENT BY GRANTOR AND GRANTEE

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