

DEED IN TRUST

JAMES A. STARKEY
a married man, of the County of
Cook and State of Illinois, as the
GRANTOR, for and in
consideration of Ten Dollars and
other good and valuable
consideration in hand paid,

(The Above Space For Recorder's Use Only)

conveys and warrants unto **JAMES A. STARKEY**, of River Forest, Cook County, Illinois,
not individually, but as trustee under the Declaration of Trust of James A. Starkey dated
October 31, 1996, as the **GRANTEE**, and unto any successor or successors in trust under that
Declaration of Trust, the following described real estate situated in the County of Cook and
State of Illinois, to-wit:

Unit Number 5-F, as delineated on Plat of Survey of the following described Parcel of
Real Estate (hereinafter referred to as "Parcel"):

Lot 4 (except the North 40 feet), all of Lots 5, 6 and 7 and the North 3 feet of Lot 8 in
Block 4 in part of River Forest being a Subdivision of part of Section 12, Township 39
North, Range 12, East of the Third Principal Meridian as Surveyed for the Suburban
Home Mutual Land Association according to the Plat thereof recorded on June 23,
1890 as Document Number 1291334 in Book 43 of Plats, Page 20, Cook County,
Illinois, which Plat of Survey is attached as Exhibit "A" to Declaration of
Condominium made by River Forest State Bank and Trust Company, a Corporation
of Illinois, as Trustee under Trust Agreement Dated May 28, 1970 and known as
Trust Number 1641, recorded in the Office of the Recorder of Deeds of Cook County,
Illinois, as Document Number 22296294 and amended from time to time,

together with an undivided 3.7 percent interest in said Parcel (excepting from said
Parcel the property and space comprising all the Units thereof as defined and set forth
in said Declaration and Plat of Survey), in Cook County, Illinois.

Permanent Real Estate Index Number: 15-12-116-025-1028

Address of the real estate: 410 N. Ashland Avenue
Unit 5-F
River Forest, Illinois 60305

including all improvements and fixtures of every kind and nature located thereon and all
appurtenances belonging thereto (hereinafter referred to as the "Premises), and

subject to covenants, conditions, easements, rights and restrictions of record or apparent on the ground:

TO HAVE AND TO HOLD the Premises upon the trusts and for the uses and purposes stated herein and in the aforementioned Declaration of Trust set forth.

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the Premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the Premises 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 the Premises or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the Premises or any part thereof; to lease the Premises or any part thereof from time to time, in possession or reversion, by lease 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 the Premises 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 appurtenance to the Premises or any part thereof; and to deal with the Premises 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.


In no case shall any party dealing with the trustee in relation to the Premises, or to whom the Premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the Premises, to see that the terms of the trust hereby created or of the

Declaration of Trust have been complied with or to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the Premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the Declaration of Trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Declaration of Trust or in some amendment thereto and binding upon all beneficiaries thereunder; (c) the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument; and (d) if the conveyance is made by a successor or successors in trust, the successor or successors in trust shall 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.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the Declaration of Trust shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder, and this Deed in Trust is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the aforementioned Declaration of Condominium as if the provisions thereof were recited in full herein.

And the 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 and the GRANTOR's wife have signed this Deed in Trust on this 31st day of October, 1996.



James A. Starkey as GRANTOR

Paula R. Starkey

Paula R. Starkey as wife of the GRANTOR,
who joins in this Deed in Trust solely for
the purpose of waiving and releasing all
aforementioned homestead exemption rights

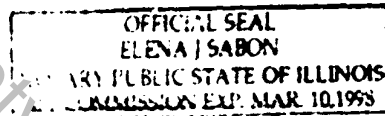
STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, *Elena J. Sabon*, Notary Public. DO HEREBY CERTIFY
that JAMES A. STARKEY and PAULA R. STARKEY, husband and wife, personally known
to me to be the same persons whose names are signed to the foregoing instrument, appeared
before me this day in person and acknowledged that they signed and delivered the foregoing
instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal on this *31st* day of October, 1996.

Elena J. Sabon
Notary Public

My commission expires *3-10-98*



Acceptance of provisions of Paragraph *E*, Section *6*,
Said State Transfer Tax
Date: *11 Aug 97* By: *David L. Hanson*

ADDRESS OF THE GRANTEE:

James A. Starkey
410 Ashland Avenue, Unit 5-F
River Forest, Illinois 60305

SEND SUBSEQUENT TAX BILLS TO:

James A. Starkey as trustee
410 Ashland Avenue, Unit 5-F
River Forest, Illinois 60305

THIS INSTRUMENT WAS PREPARED BY:

David L. Hanson, Esq.
Gardner, Carton & Douglas
Quaker Tower - Suite 3300
321 North Clark Street
Chicago, Illinois 60610-4795

EXEMPTION APPROVED
FALLING WITHIN EXEMPTION PROVISIONS OF COOK COUNTY
Paula R. Starkey

UNOFFICIAL COPY

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STATEMENT BY GRANTOR AND GRANTEE

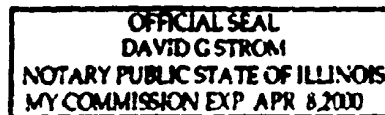
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: December 17, 1997

David L. Hanson
Grantor or Agent

SUBSCRIBED and SWORN to before me on this 17th day of December, 1997.

David G. Strom
Notary Public



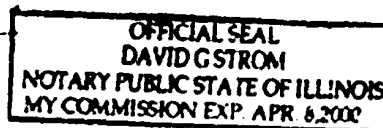
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: December 17, 1997

David L. Hanson
Grantee or Agent

SUBSCRIBED and SWORN to before me on this 17th day of December, 1997.

David G. Strom
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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABL 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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