

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)

97977324

THE GRANTOR, RAYMOND  
JOHN BLAU, a widower,

of the County of Cook  
and State of Illinois,  
for and in  
consideration of Ten  
and No Dollars, and  
other good and valuable  
considerations in hand  
paid, Conveys and  
Warrants unto

DEPT-01 RECORDING

\$27.50

170013 TRAN 7399 12/30/97 09:09:00

10933 # TB # -97- 977324

COOK COUNTY RECORDER

Above Space for Recorder's Use Only

"RAYMOND J. BLAU as  
trustee of the RAYMOND  
J. BLAU LIVING TRUST dated June 9, 1997, of 5900 North Manton Avenue,  
Chicago, Illinois 60646."

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:

LOT SIXTY FOUR (64) IN MURDOCK'S FOREST VIEW HIGHLANDS, A SUBDIVISION OF  
PART OF THE SOUTH EAST FRACTIONAL QUARTER OF FRACTIONAL SECTION FIVE (5),  
TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-05-407-046-0000

Address of Real Estate: 5900 North Manton Avenue, Chicago, Illinois 60646

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, streets, 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 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 said property, or any  
part thereof, for other real or personal property; to grant easements or

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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.

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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, 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 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 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.

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In Witness Whereof, the grantor aforesaid has set his hand and seal on June 9, 1997.

Raymond John Blau (SEAL)  
RAYMOND JOHN BLAU

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 RAYMOND JOHN BLAU, a widower, 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 instruments as his 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 on June 9, 1997.

Commission expires \_\_\_\_\_, 19\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by: Chester M. Przybylo, 5339 North Milwaukee Avenue, Chicago, Illinois 60630

(Name and Address)

MAIL TO:

RAYMOND J. BLAU  
5900 North Manton Avenue  
Chicago, Illinois 60646

SEND SUBSEQUENT TAX BILLS TO:

RAYMOND J. BLAU  
5900 North Manton Avenue  
Chicago, Illinois 60646

COUNTY - ILLINOIS TRANSFER STAMPS  
Exempt Under Provisions of  
Paragraph e, Section 4 of the  
Real Estate Transfer Act.

Date: June 9, 1997

Signature: Raymond J. Blau



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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: June 9, 1997

Signature: \_\_\_\_\_

*Ronald J. Blau*  
Grantor or Agent

Subscribed and sworn to before me  
on June 9, 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: June 9, 1997

Signature: \_\_\_\_\_

*Ronald J. Blau*  
Grantee or Agent

Subscribed and sworn to before me  
on June 9, 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.

(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.)

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. R DEPT-01 RECORDING \$27.50  
. 140013 TRAN 750 12/30/97 09:59:00  
. 40933 \$ TB #-97-977324  
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