

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 1980  
November 1994

## DEED IN TRUST (ILLINOIS)

97035284

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DEPT-01 RECORDING \$25.50  
160015 TRAN 9415 01/16/96 09:10:00  
9484 CT # -96-035284  
COOK COUNTY RECORDER

THE GRANTOR, DOROTHY M. ANDERSEN,  
a Widow Not Remarried  
of the County of Cook and State of Illinois

for and in consideration of One and No/100 (\$1.00)  
DOLLARS, and other good and valuable considerations in hand paid,

Convey S and (~~WARRANT~~ /QUIT CLAIM S)\* unto

DOROTHY M. ANDERSEN  
5128 Woodland Avenue  
Western Springs, IL 60558

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 5th  
day of November, 1996, ~~and to wit:~~

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~~Trust Number~~ (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:

Above Space for Recorder's Use Only

The South Half (1/2) of Lot Four (4) in Block Twenty Eight (28) in Forest Hills of  
Western Springs, Cook County, Illinois, a Subdivision by Henry Einfeldt and George  
L. Bruckert, of the East Half (1/2) of Section 7, Town 38 North, Range 12, East  
of the Third Principal Meridian, and that part of Blocks 12, 13, 14 and 15,  
in "The Highlands", being a Subdivision of the Northwest Quarter (1/4) and the  
West 800 feet of the North 144 feet of the Southwest Quarter (1/4) of Section 7,  
Town 38 North, Range 12, East of the Third Principal Meridian, in Cook County,  
Illinois, lying East of a line 33 feet West of and parallel with the East line of  
said Northwest Quarter (1/4) of said Section 7.

(SEE ATTACHED SHEET)

Permanent Real Estate Index Number(s): 18-07-602-026-0000

Address(es) of real estate: 5128 Woodland Avenue, Western Springs, IL 60558

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 present or in future, 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 charges of any kind; to release, convey or assign any right, title or  
interest in or about or 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.

Handwritten signature/initials: 02530

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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.

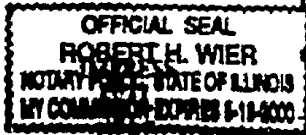
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance 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.

In Witness Whereof, the grantor \_\_\_\_\_ of said \_\_\_\_\_ hereunto set her hand \_\_\_\_\_ and seal \_\_\_\_\_ this 13<sup>th</sup> day of November, 19 96.

\_\_\_\_\_  
(SEAL) Dorothy M. Andersen (SEAL)  
DOROTHY M. ANDERSEN

State of Illinois, County of DU PAGE ss.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
DOROTHY M. ANDERSEN, a Widow Not Remarried



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 \_\_\_\_\_ s/he 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 13<sup>th</sup> day of November, 19 96  
Commission expires May 18 ~~2000~~ 2000  
Robert H. Wier  
NOTARY PUBLIC

This instrument was prepared by ROBERT H. WIER, 120 Robert Palmer Dr., Elmhurst, IL  
(Name and Address) 60126

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: ROBERT H. WIER  
(Name)  
120 Robert Palmer Dr.  
(Address)  
Elmhurst, IL 60126  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
DOROTHY M. ANDERSEN, Trustee  
(Name)  
5128 Woodland Avenue  
(Address)  
Western Springs, IL 60558  
(City, State and Zip)

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

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Legal Description (cont'd)

Exempt under provisions of paragraph e, Section 31-45,  
Property Tax Code.

Dated: November 13, 1996

Dorothy M. Andersen  
DOROTHY M. ANDERSEN

Property of Cook County Clerk's Office

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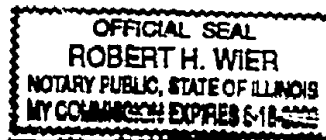
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## STATEMENT BY GRANTOR AND GRANTEE

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

Dated November 13, 1996 Signature: Dorothy M. Andersen  
Grantor or Agent

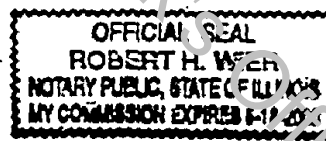
Subscribed and sworn to before  
me by the said DOROTHY M. ANDERSEN  
this 13<sup>th</sup> day of November  
1996.  
Notary Public Robert H. Wier



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 November 13, 1996 Signature: Dorothy M. Andersen  
Grantee or Agent

Subscribed and sworn to before  
me by the said DOROTHY M. ANDERSEN  
this 13<sup>th</sup> day of November  
1996.  
Notary Public Robert H. Wier



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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