

UNOFFICIAL COPY

97138961

TRUSTEE'S DEED IN TRUST

THE GRANTOR, GREGORY S. MARTIN, as Trustee under the provisions of the JOAN M. MARTIN Living Trust Agreement dated September 14, 1989, of Northbrook, Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereby CONVEYS and QUITCLAIMS to JOAN M. MARTIN, not personally but as trustee of the JOAN M. MARTIN Trust under trust agreement dated the 18th day of October, 1976, her successor or successors, the following described real estate in the County of Cook, State of Illinois:

RECORDING 127.50
TRAK 3178 02/28/97 10:44:00
DR * - 97 - 138961
COOK COUNTY RECORDER

SEE LEGAL DESCRIPTION ATTACHED HERETO.

P.I.N.: 09-15-213-0410-0000

97138961

Commonly known as : 9107 W. Terrace Place, Des Plaines, IL 60016

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 said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 and future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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 trustee in relation to the real estate or to whom the real estate or part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee to 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.

Every deed, trust deed, mortgage, lease or other instrument executed by trustee or any successor 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 or any successor 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.

Grantor hereby expressly releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR OR GRANTOR'S SPOUSE.

Exempted from taxation under the provisions of Paragraph E, Section 45 of the Illinois Real Estate Transfer Tax Law and Cook County Ordinance 95104, Paragraph E.

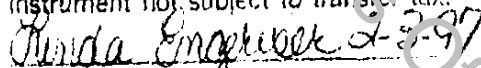
Executed at Northbrook, Illinois on this 7th day of January, 1997.


GREGORY S. MARTIN, as Trustee

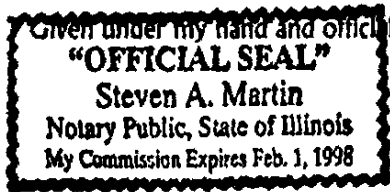
STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS:

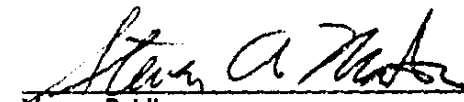
Property not located in the corporate limits of Des Plaines. Deed or instrument not subject to transfer tax.


City of Des Plaines

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that GREGORY S. MARTIN is 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 official seal, this 7th day of January, 1997.


Notary Public

97178904

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LEGAL DESCRIPTION

THE NORTH 25.84 FEET OF THE SOUTH 88.14 FEET OF LOT 43, TOGETHER WITH THE NORTH 8 FEET OF THE SOUTH 16 FEET OF THE EAST 34 FEET OF SAID LOT 43, IN MORRIS SISON'S GOLF PARK TERRACE, UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON APRIL 13, 1961, AS DOCUMENT NUMBER 1972980

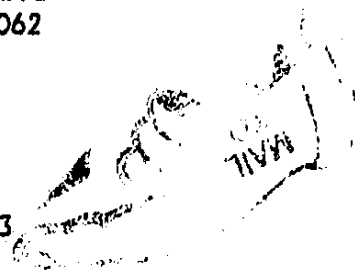
Property of Cook County Clerk's Office

SEND TAX BILL TO:

JOAN M. MARTIN
3360 LAKE KNOLL DRIVE
NORTHBROOK, IL 60062

THIS INSTRUMENT PREPARED BY:
& AFTER RECORDING MAIL TO:

Steven A. Martin
Attorney at Law
1120 W. Belmont Ave.
Chicago, IL 60657-3313



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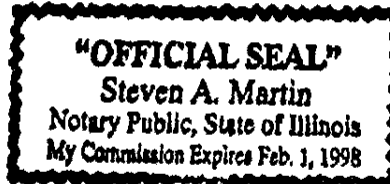
STATEMENT BY GRANTOR AND GRANTEE

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: 02/97

[Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Agent this 7th day of January 19 97.
Notary Steven A. Martin

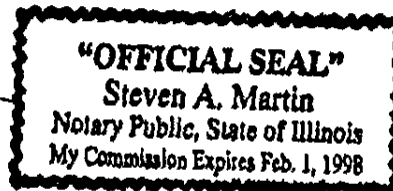


The grantee or his agent affirms and verifies that the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 1/7/97

[Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Agent this 7th day of January 19 97.
Notary Steven A. Martin



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 45 of the Illinois Real Estate Transfer Tax Act.)

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