

25A

UNOFFICIAL COPY

97308630

DEED IN TRUST

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS):

BRENDAN APPEL and DORIS M. APPEL, His Wife, f/k/a DORIS M. HAROMI

of 1400 Elmhurst Road, Mt. Prospect, Il. 60056, Unit 317

DEPT-61 RECORDING \$25.00
#00099 TRAN 8344 05/02/97 10:40:08
#1399 # SK *-97-308630
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

Prospect of the Village of Mount / County of Cook and State of Illinois, in consideration of the sum of TEN & NO/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrant to HELEN M. QUINN & JOHN QUINN as Trustees under the terms and provisions of a certain HELEN M. QUINN DECLARATION OF TRUST dated May 5, 1994, of 1400 N. Elmhurst Rd., Mt. Prospect, Il. and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

75.00
a

Permanent Index Number (PIN): 03-27-100-030-1054

ATGF, INC

Address(es) of Real Estate: Unit 317, 1400 North Elmhurst Rd. Mt. Prospect, Ill. 60056

Address of Grantee: Unit 319, 1400 N. Elmhurst Rd., Mt. Prospect, Il.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the power vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

97308630

UNOFFICIAL COPY

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor B hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 25th day of April 1997

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Brendan Appel (SEAL) Doris M. Appel (SEAL)
BRENDAN APPEL DORIS M. APPEL
Doris M. Haromi (SEAL) Doris M. Haromi (SEAL)
DORIS M. HAROMI

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 BRENDAN APPEL and DORIS M. APPEL, His Wife D/k/a DORIS M. HAROMI personally known to me to be the same persons whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 25th day of April 1997

Commission expires July 14, 1999 Ignaz Kratz NOTARY PUBLIC

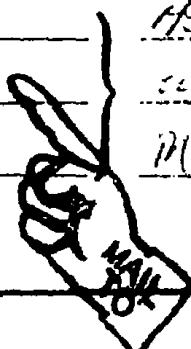
This instrument was prepared by IGNAZ KRATZ, 39 S. LaSalle St., Chicago, IL 60603 (NAME AND ADDRESS)

Legal Description

Unit 317 in the Orchard Vale Condominium Number 1, as delineated on a survey of the following described real estate: Part of Lot 2 in Old Orchard Country Club Subdivision, being a part of the Northwest 1/4 of Section 27, and part of the East 1/2 of the Northeast 1/4 of Section 28, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 24983409 together with its undivided percentage interest in the common elements in Cook County, Illinois.

SEND MONEY BY FAX BEHIND TO

MAIL TO IGNAZ KRATZ (Name) 39 S. LaSalle Street (Address) Chicago, Illinois 60603 (City, State and Zip)
Michael J. ... (Name) 522 + 219 ... (Address) Mount Pleasant, IL 60056 (City, State and Zip)



OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97308630

14227 ~~22500~~ 13937 6.⁰⁰
APR 1 1997
APR 22 1997
APR 22 1997

PAID 27-100-1150

UNOFFICIAL COPY

Property of Cook County Clerk's Office