

# UNOFFICIAL COPY

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## DEED IN TRUST

THE GRANTOR, Albert J. Belanger, a widower not remarried, of the Village of Oak Park, County of Cook and the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Quitclaims unto Joseph A. Massura, as Trustee under the provisions of a trust agreement dated the 11<sup>th</sup> day of January, 1981, and known as the Joseph A. Massura Trust Number 1 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

DEPT-01 RECORDING \$27.50  
 027777 TRAN 1644 05/05/97 11:34:00  
 27310 # 04 # -97-313127  
 COOK COUNTY RECORDER

An undivided one-half interest in Lot 36 and the South half of Lot 37 in Block 2 in Power's Resubdivision of Lots 1 to 28, inclusive, in Block 1 and Lots 1 to 28 inclusive in Block 2 in Chicago, Herald Addition to Oak Park, in Section 18, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Street Address and Address of Grantee: 528 S. East Avenue Oak Park, Illinois  
 Real Estate Index Number: 16-18-204-012 and 16-18-204-013

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

EXEMPTION APPROVED

*Joseph A. Massura*  
 VILLAGE CLERK  
 VILLAGE OF OAK PARK

Full power and authority are 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 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 the premises or any part thereof to a successor or successors in trust and to grant such 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 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 100 years, and to renew or extend leases upon any terms and provisions thereof at any time or times hereafter; to contract to make leases and options to purchase the whole or any part of the reversion and to contract to make leases and options to 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 easement appurtenant to the premises or any part

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*[Signature]*

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thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the premises, 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 delivery thereof the trust created by this deed 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 in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her or their predecessor in trust.

The claiming 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 the real estate, and such interest is declared to be personal property, and 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 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 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.

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 aforesaid has signed this deed this 4<sup>th</sup> day of April, 1997.

Robert J. Blange (Seal)

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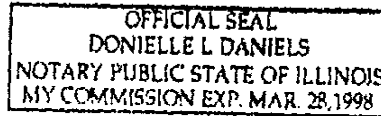
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STATE OF ILLINOIS     )  
                                  )     SS.  
COOK COUNTY            )

I, a notary public for the County and State above, hereby certify that Albert J. Belanger, a widower not remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date set forth below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated this 4th day of April, 1997.

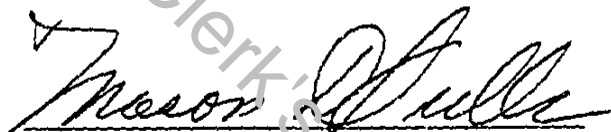
  
Notary Public



Send future tax bills to: Joseph Massura, 528 South East Avenue, Oak Park, Illinois 60302

This deed was prepared by:  Mason D. Sullivan, 135 South La Salle St. Suite 3600, Chicago, Illinois 60603

This deed exempt pursuant to the provisions of Paragraph E, Section 4 of the Real Estate Transfer Act.

  
Mason D. Sullivan

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## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

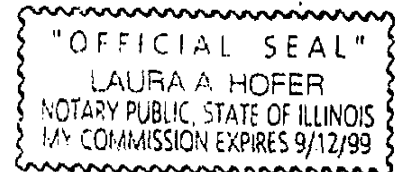
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 5, 19 97

Signature: Mason D. Sullivan

Grantor or Agent

Subscribed and sworn to before me by the said Mason D. Sullivan this 5<sup>th</sup> day of May, 19 97.  
Notary Public Laura A. Hofer



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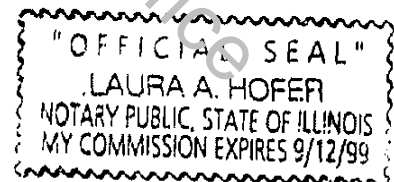
The grantee of his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 May 5, 19 97

Signature: Mason D. Sullivan

Grantee or Agent

Subscribed and sworn to before me by the said Mason D. Sullivan this 5<sup>th</sup> day of May, 19 97.  
Notary Public Laura A. Hofer



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.)