

# UNOFFICIAL COPY

97344471

## DEED IN TRUST (ILLINOIS)

THE GRANTOR, FRANK J. LANG, a widower and not since remarried, of the County of DuPage and State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Quit Claims unto THE FRANK J. LANG SELF-DECLARATION OF TRUST, 28W101 Main Street, Warrenville, Illinois 60555, as Trustee under the provisions of a trust agreement dated the 3rd day of April, 1997 (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:

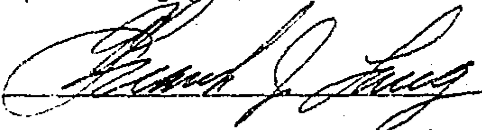
The West 200 feet of Lots 101 and 100 in D. Kandich's Hillcrest Estates Addition, being a Subdivision of the Southeast 1/4 of the Southeast 1/4 of Section 21, Township 37 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded September 9, 1957 as Document 17006213 in Cook County, Illinois.

P.I.N.: 22-21-404-020

Address of Real Estate: Vacant Lot: Hillcrest Drive, Lemont, Illinois 60439

Exempt under Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

By:



Dated: April 3, 1997

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 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 and 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 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 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 obliged to see that the terms of this trust have been complied with, or be obliged or inquire into the necessity or expediency of any act

DEPT-01 RECORDING \$27.50  
T#0013 TRAN 6072 05/15/97 12:09:00  
#6137 # TB \*-97-344471  
COOK COUNTY RECORDER

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IMAGE

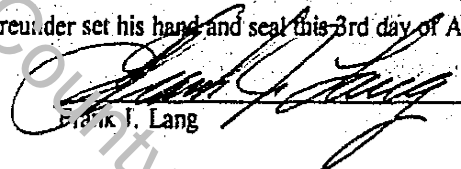
of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) and at the time of the delivery thereof the trust created by this Indenture and 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 obligation 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 word "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.

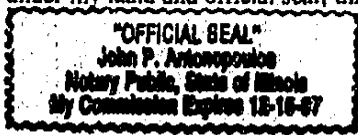
In Witness Whereof, the grantor aforesaid has hereunder set his hand and seal this 3rd day of April, 1997.

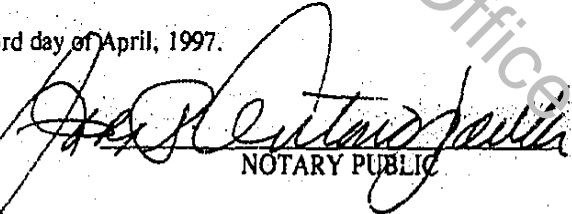
 (SEAL)  
Frank J. Lang

STATE OF ILLINOIS }  
                                  } ss.  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that FRANK J. LANG, a widower and not since remarried, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3rd day of April, 1997.



  
NOTARY PUBLIC



This instrument was prepared by: Antonopoulos, Virtel & Groselak, Professional Corporation  
15419 127th Street, Suite 100, Lemont, Illinois 60439

MAIL TO:  
Antonopoulos, Virtel & Groselak, P.C.  
15419 127th Street, Suite 100  
Lemont, Illinois 60439

SEND SUBSEQUENT TAX BILLS TO:  
The Frank J. Lang Self-Declaration  
of Trust Dated April 3, 1997  
28W101 Main Street, Warrenville, Illinois 60555

97344471

STATE OF ILLINOIS )

COUNTY OF COOK )

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ss.

AFFIDAVIT OF METES AND BOUNDS

Lang

John P. Antonopoulos, Agent for Frank J. Lang, being duly sworn on oath, states that he resides at 15419 127th Street, Suite 100, Lemont, Illinois 60439 and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no property adjoining the premises described in said deed. (Existing Parcel)

-OR-

the conveyance falls in one of the following exemptions permitted by the Amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.

3. The division or lots or blocks or less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.

4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.

5. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.

6. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access.

7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

8. Conveyances made to correct descriptions in prior conveyances.

9. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act into no more than two parts and not involving any new streets or easements of access.

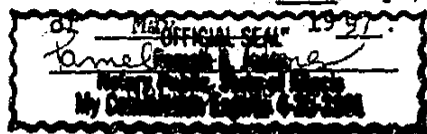
10. The sale of a single lot of less than five acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

*John Antonopoulos*

Subscribed and Sworn to before me this 2nd day



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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE  
1000 N. LAKE ST. CHICAGO, IL 60610  
TEL: (773) 399-3000 FAX: (773) 399-3001

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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 to 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.

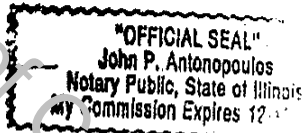
Dated: April 3, 1997

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me this 3rd day of April, 1995.7

[Signature]  
Notary Public



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 to 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.

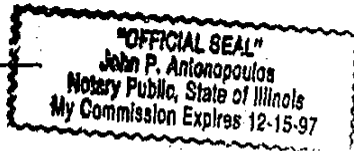
Dated: April 3, 1997

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me this 3rd day of April, 1995.7

[Signature]  
Notary Public



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 a Class A misdemeanor for subsequent offenses.

(Attach to a Deed or Assignment of Beneficial Interest to be recorded in Cook County, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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