

GEORGE E. COLE®
LEGAL FORMS

No. 1990-REC
November 1997

#802/0052 07 001 Page 1 of 3
1998-07-21 12:14:53
Cook County Recorder 25.50

DEED IN TRUST
(ILLINOIS)

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 Joseph Wohlgemuth
and Maria Wohlgemuth, his wife Above Space for Recorder's use only
of the County of Cook and State of Illinois for and in consideration of -Ten- and no/100
DOLLARS, and other good and valuable considerations in hand paid, Convey _____ and

(WARRANT-----/QUIT CLAIM _____)* unto Maria Wohlgemuth
2709 W. Bryn Mawr
Chicago, IL 60659

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 6th day of March, 1992,
and known as Maria Wohlgemuth Declaration of Trust
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: AN UNDIVIDED 1/2 INTEREST IN AND TO: LOT 658
(EXCEPT THE WEST 12 FEET THEREOF) AND ALL OF LOT 657 IN WILLIAM H. BRITIGAN'S
BUDLONG WOODS GOLF CLUB ADDITION NUMBER 3, BEING A SUBDIVISION OF THE NORTH
WEST 1/4 OF THE NORTH EAST 1/4 AND PART OF THE NORTH 1/2 OF THE WEST 1/2 OF
THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE
13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 13-12-200-027-0000

Address(es) of real estate: 2709 W. Bryn Mawr Chicago, IL 60659

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 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 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 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.

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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, hers, 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.

And the said grantor s hereby expressly waive _____ and release _____ 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 s aforesaid have hereunto set their hand s and seal

this 10 day of July, 1998.

Joseph Wolgemuth (SEAL)
Joseph Wolgemuth

Maria Wolgemuth (SEAL)
Maria Wolgemuth

State of Illinois, County of _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Joseph Wolgemuth and Maria Wolgemuth, his wife

personally known to me to be the same persons whose name are _____ subscribed

IMPRESS
SEAL
HERE

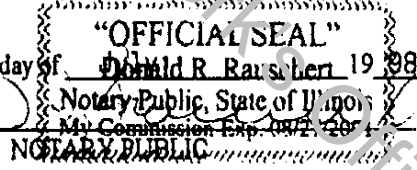
to the foregoing instrument, appeared before me this day in person, and acknowledged that they

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 10 day of July, 1998

Commission expires August 21, 1998



This instrument was prepared by Rauschert & Rauschert 1025 W. Webster Ave. Chicago, IL 60614
(Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

Rauschert & Rauschert
(Name)

Joseph Wolgemuth
(Name)

MAIL TO: 1025 W. Webster Ave.
(Address)

2709 W. Bryn Mawr
(Address)

Chicago, IL 60614
(City, State and Zip)

Chicago, IL 60659
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____



CHICAGO TITLE INSURANCE COMPANY

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 an 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.

Date: July 10, 1998

Signature: Maria Wolgemuth
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Maria Wolgemuth
THIS 10 DAY OF July
19 98

NOTARY PUBLIC
"OFFICIAL SEAL"
Donald B. Rauscher
Notary Public, State of Illinois
My Commission Exp. 08/27/2001

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.

Date: July 10, 1998

Signature: Maria Wolgemuth
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Maria Wolgemuth
THIS 10 DAY OF July
19 98

NOTARY PUBLIC
"OFFICIAL SEAL"
Donald B. Rauscher
Notary Public, State of Illinois
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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.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

UNOFFICIAL COPY

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