

The above space for recorders use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Charles Richard Turngren & Carole Ann Turngren, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Dollars (\$ 10,000) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys to Carole A. Turngren, Trustee, under Carole A. Turngren Declaration of Trust #98-114, dated _____, dated the 26 day of June, 19 98, the following described real estate in the County of Cook

and State of Illinois, to wit:

The West 152 feet of the South 132 feet of the North 396.8 feet of Block 13; together with (except the East 164 feet thereof) the South 200 feet of said Block 13 all in Morton's Subdivision of the East half of the South East quarter of Section 35, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Property Address: 1402 186th Street, Lansing, IL

Parmanent Real Estate Index Number: 29-35-423-005

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

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase; to execute contracts to sell on any terms; to convey either with or without consideration; to convey the 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 the trustee; to make deeds for or deeds conveying directly to a Trust Grantee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals; to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof; and to deal with the title to 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 title to the real estate to deal with it whether similar to or different from the ways above specified, and 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 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 any amendments thereof and binding upon all beneficiaries, (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 or their predecessor in trust.

Document Number

Handwritten initials and date: 3/24 10/6/98

The interest of each and every 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, and no beneficiary shall have any title or interest, legal or equitable, in or to the said real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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(has) hereunto set his (their) hand(s) and seal(s) this 26 day of June, 1998

Charles Richard Turngren (SEAL)
Charles Richard Turngren (SEAL)

Carole Ann Turngren (SEAL)
Carole Ann Turngren (SEAL)

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

6/26/98 [Signature]
DATE BUYER, SELLER OR REPRESENTATIVE

I, _____ a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Charles Richard Turngren and Carole Ann Turngren, his wife

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he (they) signed, sealed and delivered the said instrument as his (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 Notary Seal, on this 26 day of June, 1998.

JUDITH A. BAKER, NOTARY PUBLIC
LAKE COUNTY, INDIANA
MY COMMISSION EXPIRES 2/18/99
Judith A. Baker
Notary Public

This instrument was prepared by:
John F. Sager, Attorney
3344 Ridge Road
Lansing, IL 60438

MAIL SUBSEQUENT TAX BILLS TO:
CAROLE A. Turngren
1402 186th St.
Lansing, IL 60438

Mail Deed To:
John F. Sager
3344 Ridge Road
Lansing, IL 60438

SUCCESSOR TRUSTEES

The Trust Agreement referred to herein provides that the following named person or persons shall act as Successor Trustee or Trustees hereunder in the following order:

First: My spouse, Charles R. Turngren
Second: South Holland Trust and Savings Bank

In the event of the death, resignation, refusal or inability to act of a Trustee or Trustees then acting hereunder, the next named Trustee shall act and shall have all of the rights and powers of the original Trustee or Trustees. If at any time no trustee is acting hereunder and all successor trustees specifically named hereunder are unable or unwilling to act, then such person, including a corporation authorized by law to act as a trustee and to do business in the State of Illinois, as may be appointed in writing by all of the then adult beneficiary or beneficiaries hereunder, shall act as successor trustee.

In the event of the death of any Trustee then acting hereunder, on the recordation of an affidavit reciting such death and describing the real estate conveyed to the Trustee, to which affidavit is attached a certified copy of the death certificate of such Trustee, anyone dealing with the title to the real estate shall be entitled to conclusively presume that the Trust Agreement referred to herein has not been amended with respect to any Successor Trustee unless a copy of such amendment describing the real estate conveyed to the Trustee has been theretofore recorded with the Recorder of Deeds in the County in which said real estate is located.

PROPOSED
Cook County Clerk's Office

UNOFFICIAL COPY

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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 June 26, 1998 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 26 day of June 1998.
Notary Public Judith A. Baker

JUDITH A. BAKER, NOTARY PUBLIC
LAKE COUNTY, INDIANA
MY COMMISSION EXPIRES 2/1/00

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 June 26, 1998 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 26th day of June 1998.
Notary Public Judith A. Baker

JUDITH A. BAKER, NOTARY PUBLIC
LAKE COUNTY, INDIANA
MY COMMISSION EXPIRES 2/1/00

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.)

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