

DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

DOROTHY F. WOLF and ALOIS J. WOLF, her husband, 6722 North Lightfoot Avenue, Chicago, Illinois 60646

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook, and State of Illinois, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to DOROTHY F. WOLF as Trustee, under the terms and provisions of a certain Trust Agreement dated the 2nd day of January, 19 98, and designated as ~~XXXXXX~~ the DOROTHY F. WOLF TRUST 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.)

Permanent Index Number (PIN): 13-21-121 035-0000

Address(es) of Real Estate: 5416 West Waveland Avenue, Chicago, Illinois

TO HAVE AND TO HOLD said real estate and appurtenances hereto 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 powers 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 tenancy shall not exceed a single term of 199 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.

# UNOFFICIAL COPY

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon <sup>her</sup> removal from the County as solely determined by the designated individual Successor Trustee, then ALOIS J. WOLF

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein, and if he does not act, then THE CHICAGO TRUST COMPANY shall act as Successor Trustee.

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 s 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 2nd day of January 1998

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

Dorothy F. Wolf  
DOROTHY F. WOLF

Alois J. Wolf  
ALOIS J. WOLF

(SEAL)

(SEAL)

(SEAL)

(SEAL)

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 DOROTHY F. WOLF and ALOIS J. WOLF, her husband, personally known to me to be the same person, s whose names s subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t h ey signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 2nd day of January 1998

Commission expires December 10 1998

NOTARY PUBLIC

This instrument was prepared by JAMES L. FERSTEL, 79 W. Monroe Street, Chicago, IL 60603  
(NAME AND ADDRESS)

### Legal Description

Lot 7 in Koester and Zander's Subdivision of the North 188.72 Feet of Lot 3 of Subdivision of the East 1/2 of the West 1/2 of the Northwest 1/4 of Section 21, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO ALL LIENS AND MORTGAGES OR ENCUMBRANCES OF RECORD.

~~This transaction is exempt under the provisions of 235(b)(1) of the Real Estate Transfer Act.~~

98045396

1/5/98

Date

James L. Ferstel  
Buyer, Seller or Representative

Buyer, Seller or Representative

SEND SUBSEQUENT TAX BILLS TO:

NO CHANGE

(Name)

(Address)

(City, State and Zip)

MAIL TO:

FERSTEL, SOKAL & FERSTEL  
Attorneys at Law  
Suite 822 - 79 West Monroe Street  
Chicago, Illinois 60603

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

## 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 1/2, 19 98

Signature: *Alois J. Wolf*

Subscribed and sworn to before me by the said ALOIS J. WOLF this 2nd day of January, 19 98.

Notary Public *James L. Ferstel*

Grantor or Agent  
"GRAND SEAL"  
JAMES L. FERSTEL  
Notary Public, State of Illinois  
My Commission Expires 12/10/98

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 1/2, 19 98

Signature: *Alois J. Wolf*

Grantee or Agent

Subscribed and sworn to before me by the said ALOIS J. WOLF this 2nd day of January, 19 98.

Notary Public *James L. Ferstel*

"OFFICIAL SEAL"  
JAMES L. FERSTEL  
Notary Public, State of Illinois  
My Commission Expires 12/10/98

98045396

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.)