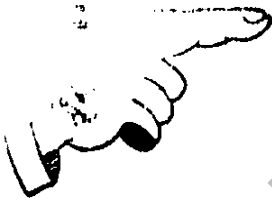


# UNOFFICIAL COPY

98108711

Case No. 98-108711  
Cook County, Illinois  
1998

RECORDING REQUESTED BY )  
NASH, NASH & BEAN )  
WHEN RECORDED MAIL TO: )  
NASH, NASH & BEAN )  
P. O. BOX 63 )  
GENESEO, IL 61254 )



SPACE ABOVE FOR RECORDER'S USE

## DEED IN TRUST

The Grantor(s), JAMES C. PARSONS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid, conveys and warrants to JAMES C. PARSONS, Trustee, or his successors in trust, under the JAMES C. PARSONS LIVING TRUST, dated DEC 31 1997 and any amendments thereto, the following described real estate located in the County of Cook, State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ON EXHIBIT A, ATTACHED HERETO

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

To have and to hold the real estate with its 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 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 presenti or futuro 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 or 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 easement 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 at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or


S-y  
P-4  
N-N  
M-y  
JLK

advanced on the real estate, 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 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 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 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.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings and 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 real estate as such but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

The Successor Incapacity Trustees for James C. Parsons are, first, Jo Ann Parsons and Chicago Trust Company, Chicago, Illinois, second, Jan Elizabeth Parsons Comerford and Julie Kay Parsons Dunbar and, third, James Frederick Walz Parsons and Jennifer Louise Huffman. The Successor Death Trustees for James C. Parsons are, first, Jo Ann Parsons and Chicago Trust Company, Chicago, Illinois, second, Jan Elizabeth Parsons Comerford and Julie Kay Parsons Dunbar and, third, James Frederick Walz Parsons and Jennifer Louise Huffman.

DATED DEC 31 1997

  
JAMES C. PARSONS

Clerk's Office

# UNOFFICIAL COPY

98108711

STATE OF ILLINOIS )

SS

COUNTY OF HENRY )

I, Robert N. Nash, Notary Public, certify that JAMES C. PARSONS, Trustor and Trustee, 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 and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated: DEC 31 1997

[Signature]  
Notary Public

"OFFICIAL SEAL"  
Robert N. Nash  
Notary Public, State of Illinois  
My Commission Expires 8-19-00

Mail future tax bills to:  
James C. Parsons  
618 North Chicago Street  
Geneseo, IL 61254

Exempt 35 ILCS 200/31-45 (e)

DEC 31 1997

Date

[Signature]  
Buyer, Seller or Representative

Prepared by:  
Nash, Nash & Bean  
P. O. Box 63  
Geneseo, IL 61254  
(309) 944-2188

PROPERTY ADDRESS:  
1230 West Roscoe Street  
Chicago, IL 60657

Property of Cook County Clerk's Office

**Exhibit A  
Deed**

An undivided one-half interest in the following real estate:

**Parcel 1**

Lot 33 (except the North 25.9 feet thereof) and the East 5 Feet of Lot 32 (except the North 25.9 feet thereof) in Block 8 in Oliver's Subdivision of the Northeast Quarter of the Southwest Quarter of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2**

Easement for Benefit of Parcel 1 over the North 25.9 feet of Lot 33 and the North 25.9 feet of the East 5 Feet of Lot 32 aforesaid for access to the alley lying to the North of said premises as reserved in the Deed from Mary W. Bovermann and Ernst Bovermann, her husband to Clarence Buckingham dated May 11, 1906 and recorded May 31, 1906 as Document No. 3871375 in Cook County, Illinois.

Subject to Easements and Building Lines of record.

Property of Cook County Clerk's Office

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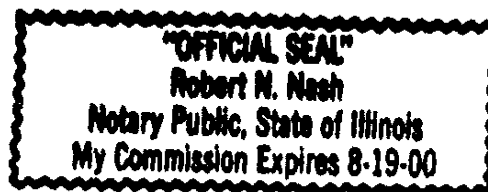
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his/her 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.

James C. Pearson  
Signature of Grantor or Agent

DEC 31 1997, 199\_\_

Subscribed and sworn to before me by the  
said James C. Pearson  
this 31 day of December, 1997



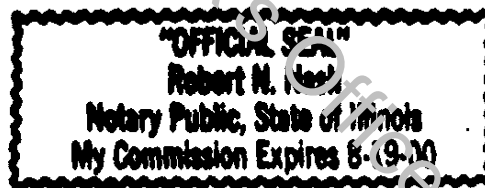
Robert M. Nash  
Notary Public

The Grantee or his/her Agent affirms and certifies 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.

James C. Pearson  
Signature of Grantee or Agent

DEC 31 1997, 199\_\_

Subscribed and sworn to before me by the  
said James C. Pearson  
this 31 day of December, 1997



Robert M. Nash  
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 of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded - Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

OFFICIAL SEAL  
Robert M. Nash  
Notary Public, State of Illinois  
My Commission Expires 8-29-03

OFFICIAL SEAL  
Robert M. Nash  
Notary Public, State of Illinois  
My Commission Expires 8-29-03

Property of Cook County Clerk's Office