

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTORS,

Fred C. Gruber, married to Ethel L. Gruber, of the City of Chicago, County of Cook, State of Illinois for the consideration of Ten dollars and other valuable consideration in hand paid and delivered CONVEY AND QUIT CLAIM UNTO

**FRED C. GRUBER, AS TRUSTEE OF THE FRED C. GRUBER AND ETHEL L. GRUBER TRUST UNDER TRUST AGREEMENT DATED MAY 6, 1994**

all interest in the following described real estate situated in Cook County, Illinois:

Lot Fourteen (14) in Block Seventy Nine (79) in the North West Land Association Subdivision of the West half of the North half of the East half of the Southeast Quarter of Section Fourteen (14), Township Forty (40) North, Range Thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

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 said premises according to the terms of said trust.

Permanent Real Estate Tax Number: 13-14-406-026-0000  
Common address: 4334 North Sawyer, Chicago, Illinois

98130123

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5855/0034 16 001 1998-02-18 11:34:50  
Cook County Recorder 45.50

Dated: May 6, 1994

Fred C. Gruber  
Fred C. Gruber

Ethel L. Gruber  
Ethel L. Gruber

State of Illinois  
County of Cook

I, ELMER HANEBERG a Notary Public in, for and residing in said county, in the State aforesaid, DO HEREBY CERTIFY THAT Fred C. Gruber and Ethel L. Gruber, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged, signed, sealed and delivered the said Instrument as the grantor's free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and Notarial Seal this May 6, 1994

Elmer Haneberg Notary Public

Notarial Seal

This instrument prepared by: Elmer Haneberg, 4042 North Pulaski, Chicago, IL 60618

Return to: **ELMER HANEBERG**  
4042 NORTH PULASKI  
CHICAGO, IL 60641

Send subsequent tax bills to  
Fred C. Gruber  
4334 North Sawyer  
Chicago, Illinois 60618

Exempt under Real Estate Transfer Tax Act Section 9, Paragraph E and Cook County Ordinance 95104 Paragraph E

Dated: 5-6-94 By: Elmer Haneberg

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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 is hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to accept any subdivision 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 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 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 anytime 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 changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises on 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 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 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 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 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 by a Successor or Successors in trust that such Successor or Successors has to 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.

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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 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: 2-5-98

Karen C. Roth  
Grantor or Agent

Subscribed and sworn to before me  
by the said KAREN ROTH  
this 25 1998

[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 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: 2-5-98

Karen C. Roth  
Grantor or Agent

Subscribed and sworn to before me  
by the said KAREN ROTH  
this 25, 1998

[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 of 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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