

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

No. 1990  
November 1994

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## 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 GRANTORS, WILLIAM L. BRICE and STELLA K. BRICE,  
his wife,  
of the County of Cook and State of Illinois

for and in consideration of TEN AND NO/100 (\$10.00)  
DOLLARS, and other good and valuable considerations in hand paid,

Convey WARRANT unto  
WILLIAM L. BRICE and STELLA K. BRICE  
710 West Creekside Drive, Unit #110,  
Mount Prospect, Illinois 60056,

as Trustee under the provisions of a trust agreement dated the 4th  
day of March, 1993, and known as

Trust Number 981034J (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:

Unit 110A and the exclusive right to the use of Parking Space P50A and Storage Space S50A  
Limited Common Elements in Creekside at Old Orchard Condominiums as delineated on a  
survey of the following described parcel of Real Estate:

Parcel 1: Part of Lots 1 and 2 in Old Orchard Country Club Subdivision, being a Sub-  
division of part of the Northwest 1/4 of Section 27 and part of the East 1/2 of the  
Northwest 1/4 of Section 28 both in Township 42 North Range 11 East of the Third  
Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A"  
to the Declaration of Condominium recorded April 8, 1996 as Document Number 96261584,  
together with its undivided percentage interest in the Common Elements in Cook County,  
Illinois. Parcel 2: Easement for Ingress and Egress in favor of Parcel 1 created by  
the aforesaid Declaration recorded as Document Number 96261584.

Permanent Real Estate Index Number(s): 03-27-100-011 and 03-27-100-019

Address(es) of real estate: 710 West Creekside Drive, Unit #110, Mt. Prospect, IL 60056

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 present 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 98 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.

Above Space for Recorder's Use Only

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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 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.

If the title to any of the the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor<sup>s</sup> 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<sup>s</sup> aforesaid have hereunto set their hands \_\_\_\_\_ and seals \_\_\_\_\_

this 4th day of March, 19 98

William L. Brice (SEAL)  
William L. Brice

Stella K. Brice (SEAL)  
Stella K. Brice

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

William L. Brice and Stella K. Brice, his wife

personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> are \_\_\_\_\_ subscribed



to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ with \_\_\_\_\_ 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 \_\_\_\_\_ right of homestead.

Given under my hand and official seal, this 4th day of March 19 98

Commission expires 19 \_\_\_\_\_

Sherry Sue Paternoster  
NOTARY PUBLIC

This instrument was prepared by BRUCE M. JANCOVIC, 1000 W. Touhy Avenue, Park Ridge, IL 60068  
(Name and Address)

WARRANT OR QUIT CLAIM AS PARTIES DESIRE

BRUCE M. JANCOVIC  
(Name)

1000 West Touhy Avenue  
(Address)

Park Ridge, IL 60068  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Mr. & Mrs. William L. Brice  
(Name)

710 West Creekside Dr., Unit #110  
(Address)

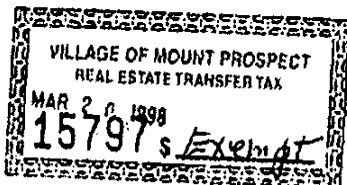
Mt. Prospect, IL 60056  
(City, State and Zip)

Exemption under the provisions of paragraph E, Section 4 of the Real Estate Transfer Act

Date: March 5, 1998

Signature: \_\_\_\_\_

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



98294815

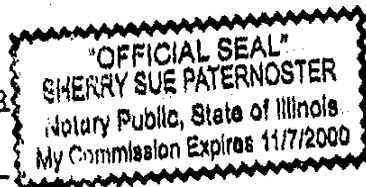
STATEMENT BY GRANTOR AND GRANTEE

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, 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: March 4, 1998 Signature: Robert C. Orsi  
Grantor or Agent

Subscribed and sworn to before me the said Grantor this 4th day of March, 1998

Sherry Sue Paternoster  
Notary Public

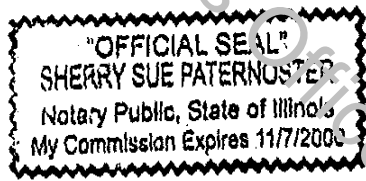


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: March 4, 1998 Signature: Robert C. Orsi  
Grantor or Agent

Subscribed and sworn to before me the said Grantor this 4th day of March, 1998

Sherry Sue Paternoster  
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 in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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