

DEED IN TRUST: ILLINOIS

all A0018213W



THE GRANTOR, JULIA H. ELLIS, Grantor, a widow not since remarried, party of the first part, of 11252 West Alexandria Lane, Westchester, Illinois 60154; for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto JULIA H. ELLIS, Trustee, under the JULIA H. ELLIS DECLARATION OF TRUST DATED MARCH 13TH 1997 of 11252 West Alexandria Lane, Westchester, Illinois 60154, said trustee and said trustee's successors in trust being the party of the second part and being sometimes hereafter referred to as the "trustee",

regardless of the number of trustees, all of grantor's right, title and interest in and to the following described real estate, situated in Cook County, Illinois, to-wit:

Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Tax Act.

SEE ATTACHED LEGAL DESCRIPTION

11/12/98
Date Grantor, Grantee or Representative

To Have and to Hold the said premises, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, either in possession, or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, and unto every successor or successors in trust under said Trust, FOREVER.

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, streets, 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 authority 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 *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 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 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.

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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, trustee 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 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 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 or by a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties and obligations of its, his, her or their predecessor in trust.

BOX 333-CTI

UNOFFICIAL COPY

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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.

And the said grantor hereby expressly waives and releases 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 homestead, or its equivalent, from sale on execution or otherwise.

In Witness Whereof, the said party of the first part, has hereunto set her hand and seal November 12, 1998

Julia H. Ellis
JULIA H. ELLIS

Signed and Sealed in Presence of
[Signature]
Kathleen A. Bowen

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY THAT Julia H. Ellis, 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 said Julia H. Ellis signed, sealed and delivered said Instrument as the free and voluntary act of said Julia H. Ellis, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal November 12, 1998

Susan B. Krasick

*NO CHANGE IN TAX BILL INFORMATION

Notary Public
"OFFICIAL SEAL"
Commission expires SUSAN B. KRASICK
Notary Public, State of Illinois

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:
William H. Pokorny, Jr.
Pokorny & Associates, Limited
100 West Plainfield Road, Suite 205
La Grange, Illinois 60525-2869

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Westchester
C.A. Heileman 11/12/98

UNOFFICIAL COPY 99044957

LEGAL DESCRIPTION

PARCEL 1: LOT 40 IN WESTCHESTER CLUB, BEING A SUDDIVISION IN PART OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE WESTCHESTER CLUB DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS MADE BY FIRST NATIONAL BANK OF EVERGREEN PARK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 28, 1985 AND KNOWN AS TRUST NUMBER 8393 RECORDED JUNE 29, 1988 AS DOCUMENT 88285339 AND AS SHOWN ON PLAT OF WESTCHESTER CLUB RECORDED MARCH 28, 1988 AS DOCUMENT 88125798, FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS, AND SUBJECT TO THE WESTCHESTER CLUB DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS BY GRANTOR DATED JUNE 22, 1988 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 29, 1988 AS DOCUMENT 88285339 WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO

COMMONLY KNOWN AS: 11252 WEST ALEXANDRIA LANE, WESTCHESTER, ILLINOIS 60154

P.I.N.: 15-30-202-040-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY
STATEMENT BY GRANTOR AND GRANTEE

99044957

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: November 12, 1998

Kathryn A. Boylan
Grantor or Agent

Subscribed and sworn to before me by the
said Kathryn A. Boylan November 12, 1998

Susan B. Krasick
Notary Public
OFFICIAL SEAL
SUSAN B. KRASICK
Notary Public, State of Illinois
My Commission Expires 03/12/02

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment or 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: November 12, 1998

Kathryn A. Boylan
Grantee or Agent

Subscribed and sworn to before me by the
said Kathryn A. Boylan November 12, 1998

Susan B. Krasick
Notary Public
OFFICIAL SEAL
SUSAN B. KRASICK
Notary Public, State of Illinois
My Commission Expires 03/12/02

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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]