

UNOFFICIAL COPY

99243283

1999-03-15 12:56:04  
Cook County Recorder 27.50



THIS INDENTURE WITNESSETH that the Grantor, JOSEPH P. BUBELING, a widower and not remarried of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey S and Quit Claim S unto BEVERLY BUBELING

as Trustee under the provisions of a trust agreement dated the 11th day of February, 19 99, known as Trust Number 99-275, the following described real estate in the County of Cook and

(Reserved for Recorder's Use Only)

State of Illinois: Lots Twenty One (21) and Twenty Two (22) in Harland's South Chicago Addition to Bernice, being a Subdivision in the Northeast Quarter (1/4) of Section 30, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

The provisions under "Successor Trustees" appearing on Rider "A" are incorporated herein. This conveyance is specifically subject to all matters of record and not of\* 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. \*record and to all unpaid real estate taxes.

P.I. # 30-30-220-003 & 30-30-220-004  
Address of Property: 2830 Bernice Road, Lansing, IL 60438  
Address of Grantee 2830 Bernice Road, Lansing, IL 60438

The terms and conditions appearing on the reverse side of this instrument are made a part hereof. And the said grantor hereby expressly waive 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 11th day of February, 19 99

JOSEPH P. BUBELING (Seal)

(Seal)

INDIANA )  
STATE OF ILLINOIS )  
LAKE ) SS  
COUNTY OF COOK )

EXEMPT UNDER PROVISIONS OF PARAGRAPH e, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

2/11/99 [Signature] DATE Buyer, Seller Or Representative

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH P. BUBELING, a widower and not remarried personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11th day of February, 1999

[Signature] Notary Public

This instrument prepared by:  
RONALD KIEDAISCH, LTD.  
3330-181st Place, P.O. Box 246  
Lansing, IL 60438

Handwritten initials and marks on the right margin.

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, 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 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 said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 99 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 real estate, 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 real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said trustee, or any successor in trust, was fully 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 under said trust agreement 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; the intention hereof being to vest in said grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.

MAIL TAX BILLS TO:  
Mr. Joseph Bubeling  
2830 Bernice Road.  
Lansing, IL 60438

RIDER "A"

SUCCESSOR TRUSTEES

The Trust Agreement referred to herein provides that the following named person or persons shall act as Successor Trustee or Trustees hereunder in the following order:

1. ROSEMARY SHANTA and THERESA ANN MCCANTS;
2. The remaining person of ROSEMARY SHANTA and THERESA ANN MCCANTS.

In the event of the death, resignation, refusal or inability to act of a Trustee or Trustees then acting hereunder, the next named Trustee shall act and shall have all of the rights and powers of the original Trustee or Trustees. If at any time no trustee is acting hereunder and all successor trustees specifically named hereunder are unable or unwilling to act, then such person, including a corporation authorized by law to act as a trustee and to do business in the State of Illinois, as may be appointed in writing by all of the then adult beneficiary or beneficiaries hereunder, shall act as successor trustee.

In the event of the death of any Trustee then acting hereunder, on the recordation of an affidavit reciting such death and describing the real estate conveyed to the Trustee, to which affidavit is attached a certified copy of the death certificate of such Trustee, anyone dealing with the title to the real estate shall be entitled to conclusively presume that the Trust Agreement referred to herein has not been amended with respect to any Successor Trustee unless a copy of such amendment describing the real estate conveyed to the Trustee has been theretofore recorded with the Recorder of Deeds in the County in which said real estate is located.

Clerk's Office

# UNOFFICIAL COPY

Faint, illegible text at the top of the page, possibly a header or introductory paragraph.

Property of Cook County Clerk's Office

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 February 9, 1999 Signature: Joseph P. Bubeling  
Grantor or Agent  
JOSEPH P. BUBELING

Subscribed and sworn to before me by the said JOSEPH P. BUBELING this 9th day of February, 1999.

NOTARY PUBLIC [Signature]

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 February 9, 1999 Signature: Beverly Bubeling  
Grantee or Agent  
BEVERLY BUBELING

Subscribed and sworn to before me by the said BEVERLY BUBELING this 9th day of February, 1999.

NOTARY PUBLIC [Signature]

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 except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).