

# UNOFFICIAL COPY

3333200

DEED IN TRUST  
(ILLINOIS)

3633500

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3633200

### THE GRANTOR

BIRGER E. LARSON, widower

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 and (WARRANT / QUIT CLAIMS)\* unto  
RICHARD K. LARSON  
321 North Ashland, LaGrange Park, Illinois

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 31st day of March, 1987 and known as Trust Number 1 (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:

See Rider Attached Hereto

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, 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 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 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 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.

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 itself, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of 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 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 aforesaid has hereunto set his hand and seal this 30th day of April, 1987.

(SEAL) Birger E. Larson (SEAL)  
Birger E. Larson

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 BIRGER E. LARSON, widower is 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, 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 30th day of APRIL, 1987.

Commission expires October 31st 1987 Robert W. Singer  
NOTARY PUBLIC

This instrument was prepared by ROBERT W. SINGER, 105 W. Madison St., Chicago, Illinois  
(NAME AND ADDRESS) 60602

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: { (Name)  
(Address)  
(City, State and Zip)

ADDRESS OF PROPERTY:  
Vacant  
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
(Name)  
(Address)

AFFIX RIDERS OR REVENUE STAMPS HERE  
3633500  
Exempt under provisions of Paragraph 2, Section 4, Seal Estate Transfer Tax Act.  
Robert W. Singer  
Notary, Seller or Representing  
7-10-87  
Date

UNOFFICIAL COPY

Trust

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HARRY J. YONRELL  
CLERK OF THE CLERK OF THE  
JUL 10 AM 9 31

ROBERT W. SINGER  
300 W. WASHINGTON

GEORGE E. COLE  
LEGAL FORMS  
SUITE 1500  
CHICAGO, ILL 60602

Property of Cook County Clerk's Office

RIDER

Lot 7 in Block 11 in Forest Hills Commercial and Park District Sub-division of Blocks 5,6,7,8,17,18,19,20,29,30,31,32,41,42,43 and 44 in Forest Hills of Western Springs, a subdivision of the East 1/2 of Section 7, Township 38 North, Range 12, East of the Third Principal Meridian and that part of Blocks 12,13,14 and 15 in "The Highlands" being a subdivision of the Northwest 1/4 and the West 800 feet of the North 144 feet of the Southwest 1/4 of Section 7, Township 38 North, Range 12, East of the Third Principal Meridian lying East of a line 33 feet West of and parallel with the East line of said Northwest 1/4 of Section 7; also lots 1,2,3,4 and 5 (except that part thereof dedicated for street by Plat Doc. No. 209880) in Block 12 in "The Highlands" aforesaid, all in Cook County, Illinois, also Fair Elms Avenue (now vacated) as shown on Plat of Forest Hills of Western Springs aforesaid filed in the Office of the Registrar of Titles of Cook County, Illinois as document No. 209880.

3633500

Address: None (vacant) - COMMONWEALTH AVE, SOUTH OF 55<sup>TH</sup> ST.  
WESTERN SPRINGS, ILL  
G.B.O.  
P.I.N. NO. 18-07-400-009 Jan