

# UNOFFICIAL COPY

ILLINOIS  
DEED IN TRUST  
(ILLINOIS)

39-11380

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 GRANTOR FRITZ H. MAI and ELEANOR E. MAI  
(Married to each other)

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 CLAIM)\* unto

FRITZ H. MAI and ELEANOR E. MAI  
6872 N. Loron Avenue, Chicago, IL 60646

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 26th day of December, 1990, and known as Trust Number 6872 (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:

**Lot Three in Wildwood Park First Addition, being a Subdivision of parts of Lots 54 and 55, in Ogden and Jones Subdivision of Bronson's part of Caldwell's Reservation in Towns 40 and 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

Perit

**trust** In the event of the resignation, demise or inability of either trustee to act, then the survivor shall act alone without the appointment of another co-trustee. In the event of the demise, resignation or inability of both trustees to act, then DEBORAH C. RUGELIER shall act as successor trustee, or in the event of her resignation, demise or inability to act, then NBD TRUST COMPANY OF ILLINOIS shall act as successor trustee.

**there** The phrase "inability to act" as used herein shall be defined as follows: Any individual acting in a fiduciary capacity or as a beneficiary of the trust shall be considered unable to act if adjudicated incompetent or if a physician familiar with his physical and mental condition certifies in writing that such individual is unable to give prompt and intelligent consideration to business matters.

**power** The phrase "inability to act" as used herein shall be defined as follows: Any individual acting in a fiduciary capacity or as a beneficiary of the trust shall be considered unable to act if adjudicated incompetent or if a physician familiar with his physical and mental condition certifies in writing that such individual is unable to give prompt and intelligent consideration to business matters.

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, in such, 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 list 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 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid hereunto set their hand and seal this 26th day of December, 1990

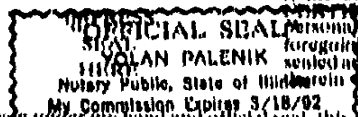
*Fritz H. Mai*  
FRITZ H. MAI

(SEAL)

*Eleanor E. Mai*  
ELEANOR E. MAI

(SEAL)

State of Illinois, County of Cook



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY certify that FRITZ H. MAI and ELEANOR E. MAI (married to each other) personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and seal of office this 26th day of December, 1990

Commission expires March 10 1992  
*Alan Palenik*  
NOTARY PUBLIC

This instrument was prepared by DENIS J. OWENS, ESQ., P. O. Box 578, Park Ridge, IL 60068  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO  
DENIS J. OWENS, ESQ.  
(Name)  
P. O. Box 578  
(Address)  
Park Ridge, IL 60068  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
FRITZ H. MAI  
(Name)  
6872 North Loron Avenue  
(Address)  
Chicago, Illinois 60646  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

3944380

1114675

# Deed in Trust

DUPLICATE

FRITZ H. MAI and ELEANORE F. MAI

3944380

TO

FRITZ H. MAI and ELEANORE F. MAI  
Trustees Under Trust No. 6872  
dated December 26, 1990

Age of Grantee

3944380

RECORDED	19
INDEXED	19
FILED	19
DEC 26 1990	24

TRUST # 6872

Sig. \_\_\_\_\_

BUENOS AIRES, ARGENTINA  
1994 N. Northwest Hwy.  
Park Ridge, Ill. 60068

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

39 11390

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THE GRANTOR FRITZ H. MAI and ELEANOR E. MAI

(Name)

of ( )  
for ( )  
Del ( )  
Can ( )  
PRI ( )  
687 ( )  
ns ( )  
Name ( )  
Miser ( )  
Title ( )

(Permanent Real Estate Index Number): 10-32-213-024-0000

Address(es) of real estate: 6872 N. Lorion Avenue, Chicago, IL 60646

(TO HAVE AND TO HOLD) the 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 inquire, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or easements to public use; to sell, lease, mortgage, pledge or otherwise encumber said premises or any part thereof; to lease said premises, or any part thereof, from time to time, in possession or reversion, by lease or otherwise, in present or in future; and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 hereof at any time or times hereafter; to contract, or make leases and to grant options to renew leases and to purchase in 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 above, or consent thereto, to said premises or any part thereof; and to do all such things and every part thereof in all other ways and for all other purposes as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the above, those 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 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 to inquire into 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 instrument, lease or other instrument; (b) that in the time of the delivery thereof the trust created by this instrument and by said trustee in full force and effect; (c) that in the conveyance or other instrument was executed in accordance with the trusts, conditions and covenants contained in this instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder; (d) that said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument; and (e) 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 the trust, 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, profits 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, profits 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 limitation," or words of similar import, in accordance with the nature in such case made and provided.

And the said grantor hereby expressly waives, and release, any and all right or benefit under and by virtue of any and all laws of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor hereunto set their hands and seals this 26th day of December, 1930

FRITZ H. MAI (SEAL)  
ELEANOR E. MAI (SEAL)

State of Illinois, County of Cook  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY certify that FRITZ H. MAI and ELEANOR E. MAI (married to each other) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes hereinafter set forth, including the release and waiver of the right of homestead.

My Commission Expires 3/18/32  
Notary Public, State of Illinois  
GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26th day of December, 1930

Commission expires March 18 1932

This instrument was prepared by DENIS J. OWENS, Esq., P. O. Box 578, Park Ridge, IL 60066

(NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: DENIS J. OWENS, ESQ. (Name)  
P. O. Box 578 (Address)  
Park Ridge, IL 60066 (City, State and Zip)

RECORDERS OFFICE BOX NO. 60646

UNOFFICIAL COPY

3944380

SEND SUBSEQUENT TAX BILLS TO: FRITZ H. MAI (Name)  
6872 North Lorion Avenue (Address)  
Chicago, IL 60646 (City, State and Zip)

UNOFFICIAL COPY

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11/4/6/2

Deed in Trust  
DUPLICATE

FRITZ H. MAI and ELEANORE E. MAI

3944380

TO

FRITZ H. MAI and ELEANORE E. MAI  
as Trustees Under Trust No. 6872  
dated December 29, 1990

*LS 6/11*

RECEIVED  
NOV 24 1990

3944380

TRUST # 6872

*BUTENS, OWENS, RAYBURN  
444 N. Northbrook  
Park Ridge, IL 60068*

GEORGE E. COLE  
LEGAL FORMS