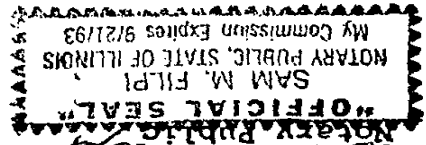


UNOFFICIAL COPY



Subscribed and Sworn to before me this 19 day of JUN 6 1991

115 S. Emerson
Mt. Prospect, IL 60052
(MARITAL STATUS)

Attorney at Law
[Signature]

6. Now, therefore, affiant, his/her heirs and/or successors, at all times shall indemnify and save harmless, the Registrar of Titles, Cook County, Illinois, against all loss or damage to him arising by reason of delay in registration of this deed and the registering of same on the Torren's Certificate of Title, and all costs, charges, damages and expenses, and all claims and demands of every kind and nature, actions, causes of action, suits and controversies, whether groundless or otherwise arising therefrom.

- 5. That I make this Affidavit to induce the Registrar of Titles to waive any objections as to state date of delivery.
- 4. That at all times except during the period during which the aforementioned deed was in the possession of the Recorder of Deeds of Cook County, Illinois, said deed was in my exclusive possession and control and in that of no other; That no change in my marital status has occurred since delivery to me.
- 3. That I was unaware that the title to the property was registered in Torrens and I was unaware that the aforementioned deed should have been filed at the Office of the Registrar of Titles in Cook County, Illinois (Torrens Office).
- 2. That upon receiving said deed I inadvertently filed the deed at the office of the Recorder of Deeds of Cook County, Illinois rather than at the Office of Registrar of Titles of Cook County, Illinois.

1. That I am the grantee in a deed in trust dated 12/27/80 from Elmer R. Tynski conveying title to a certain parcel of real estate commonly known as 100 Deborah Lane, Glenview and legally described as _____

I the undersigned do hereby state and swear on oath as follows:

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor _____

Elsie K. Junkel, divorced and not since remarried,

of the County of Cook and the State of Illinois for and in consideration of Ten & no/100 Dollars,

and other good and valuable consideration in hand paid, Convey _____ and Warrant _____ unto Wolfgang Junkel, 1602 E. Linden Ave., Mt. Prospect, IL.

as Trustee under the provisions of a trust agreement dated the 22 day of December 1990 known as

Elsie K. Junkel Trust Agreement

the following described real estate in the County of Cook and State of Illinois, to-wit:

ITEM 1.

Unit 30-B as described in survey delineated on and attached to an a part of a Declaration of Condominium Ownership registered on the 6th day of February, 1964 as Document Number 2134625.

ITEM 2.

An Undivided .6881% interest (except the Units delineated and described in said survey) in and to the following Described Premises:
LOT ONE (1) in Cameo Terrace North, being a Resubdivision in the Southeast Quarter (4) of Section 2, Township 22 North, Range 11, East of the Third Principal Meridian, according to Plat of said Cameo Terrace North Resubdivision, registered in the Office of the Registrar of Titles of Cook County, Illinois, on June 17, 1963, as Document Number 2096385.

Commonly known as: 100 Deborah Lane, Wheeling, IL. 60090

Prepared By: Edmund J. Wohlmuth, 115 S. Emerson St., Mt. Prospect, IL.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

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 and 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 easement 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 as 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 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 cases 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 ha hereunto set _____

hand and seal this 29th day of December 1990

E. K. Junkel

Elsie K. Junkel

(SEAL)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT.
E. J. Wohlmuth

3970167

UNOFFICIAL COPY

STATE OF.....Illinois..... } SS.
COUNTY OF...Cook..... }

I, undersigned

a Notary Public in and for said County, in the State aforesaid, do hereby certify

that Elsie K. Junkel, divorced and not since remarried

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 she signed, sealed and delivered the said instrument

as her 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 _____ seal this

29th day of December A. D. 1920

Edmund J. Wohlmuth

Notary Public.

Property of Cook County Clerk's Office

RECORDING DEPT
INDEXED
63
NID

3970167
CAROL MOSELEY BRAUN
REGISTRAR OF TITLES
1991 JUN - 9 AM 3 52

3970167

Age of Grantor	
Address	
Husband	
Wife	
Subj. Matter	
Address	
Deliv. Method	
Registry No	
Sig. Card	

Edmund J. Wohlmuth
115 S. Emerson
Mt. Prospect, IL 60056

MAIL TO: EDMUND J. WOHLMUTH
115 S. Emerson St., Mt. Prospect, IL
60056

1329

