

UNOFFICIAL COPY 3982570  
DEED IN TRUST

THE GRANTORS, MICHAEL KRAFT and LORETTA B. KRAFT, husband and wife, 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 QUIT CLAIM unto MICHAEL KRAFT and LORETTA B. KRAFT, as Trustees under the provisions of a trust agreement dated December 14, 1990 and known as the MICHAEL KRAFT DECLARATION OF TRUST 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 legal attached)

ITEM 1.

UNIT <sup>4-D</sup> as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 3rd day of February, 1989 as Document Number 2433991

ITEM 2.

An Undivided 7.35% interest (except the Units delineated and described in said survey) in and to the following Described Premises:

That part of LOT TWO (2), in Valley Lo-Unit One, being a Subdivision in Section 26, Township 62 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the most Northerly Northeast corner of said Lot 2 and running thence South along an East line of said Lot 2, a distance of 358.12 feet to the Northeast corner of said part of Lot 2 hereinafter described, and the point of beginning for the description thereof; thence continuing South along said East line of Lot 2, a distance of 183.72 feet; thence West along a straight line (the Westerly terminus of which is a point on the Southwesterly line of said Lot 2 which is 215.86 feet Southeast, as measured along said Southwesterly Lot line, from the most Westerly corner of said Lot 2), a distance of 130.33 feet; thence North along a line parallel with said East line of Lot 2, a distance of 183.72 feet to an intersection with a line which is 358.12 feet (measured along said East line of Lot 2) South from the parallel with the most Northerly straight North line of said Lot 2; and thence East along said parallel line, a distance of 130.33 feet to the point of beginning.

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 thereto 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 case made and provided.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 20th day of December, 1990.

Michael Kraft (SEAL) Loretta B. Kraft (SEAL)

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 Michael Kraft and Loretta B. Kraft, 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 free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

\* HUSBAND AND WIFE

Given under my hand and official seal, this 20 day of DECEMBER 1990

Commission JAMES C. PROVENZA 1990 James C. Provenza  
NOTARY PUBLIC, STATE OF ILLINOIS  
NOTARY PUBLIC

This instrument was prepared by James C. Provenza, Attorney-At-Law, 1701 E. Lake Avenue, Glenview, IL 60025

Mail to: James C. Provenza, Attorney-At-Law, 1701 E. Lake Avenue, Glenview, IL 60025

Send subsequent tax bills to: Michael Kraft, 1925 Tanglewood, Unit 4D, Glenview, Illinois 60025.

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JCP

UNOFFICIAL COPY

JAMES C. PROENZA  
101 E LAKE AVE  
GLENNVIEW, IL 60025

Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_  
 ZIP: \_\_\_\_\_

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CARD INDEXED  
 REGISTRAR OF DEEDS

IN DUPLICATE

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Send subsequent tax bills to: Michael Kraft, 1925 Tanglewood, Unit 4D, Glenview, Illinois 60025.

Mail to: James C. Provenza, Attorney-At-Law, 1701 E. Lake Avenue, Glenview, IL 60025

This instrument is recorded by James C. Provenza, Attorney-At-Law, 1701 E. Lake Avenue, Glenview, IL 60025

Commissioner of Notary Public, State of Illinois. James C. Provenza, Attorney-At-Law, 1701 E. Lake Avenue, Glenview, IL 60025. Date: 19 90

Given under my hand and official seal, this 20 day of DECEMBER 19 90

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Michael Kraft and Loretta B. Kraft, 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 free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 20th day of December, 1990. (SEAL) M. Kraft & L. Kraft

And the said grantors 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 homestead from sale on execution or otherwise.

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.

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.

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 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, case or other instrument, 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 thereto, and binding upon all beneficiaries thereunder. (c) That said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument; and (d) If the conveyance is made to a successor or successors in trust, that the said successor or successors in trust have been properly appointed and are fully vested with all the title, rights, powers, authorities, duties and obligations of the trust or their predecessor in trust.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 convey with or without consideration; to convey said premises or any part thereof to a successor or successors in trust or 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 the future, 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; 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 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 or present or future interests; to partition or to release, convey or assign any right, title or interest in or about or casement 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 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, case or other instrument, 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 thereto, and binding upon all beneficiaries thereunder. (c) That said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument; and (d) If the conveyance is made to a successor or successors in trust, that the said successor or successors in trust have been properly appointed and are fully vested with all the title, rights, powers, authorities, duties and obligations of the trust or their predecessor in trust.

Real Estate Tax No: 04-26-103-04-1014 Street Address: 1925 Tanglewood, Unit 4D, Glenview, Illinois

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REP

\* HUSBAND AND WIFE

Proprietary

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

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REGISTERED  
CARTER  
AM 3 52  
3982570  
IN DUPLICATE

JAMES C. PROVENCY  
1701 E LAKE AVE  
GLENVIEW, IL 60025

line, from the most westerly corner of said Lot 2, a distance of 130.33 feet; thence North along a line parallel with said East line of Lot 2, a distance of 153.72 feet to an intersection with a line which is 552.12 feet (measured along said East line of Lot 2) South from the parallel with the most Northerly straight North line of said Lot 2; and thence East along said parallel line, a distance of 130.33 feet to the point of beginning.

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