

UNOFFICIAL COPY

IN TRUSTS
DEED IN TRUST
(ILLINOIS)

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4000262

THE GRANTOR, LISA WECHSELBERGER, a widow and not since remarried,

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) -- Dollars, and other good and valuable considerations in hand paid, Convey and ~~QUIT CLAIM~~ /QUIT CLAIM* unto LISA WECHSELBERGER, 828 Graceland, Des Plaines, Illinois 60016

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)
as Trustee under the provisions of a trust agreement dated the 1st day of August, 1991, and known as Trust Number 828 (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 LEGAL DESCRIPTION ON REVERSE SIDE.)

Permanent Real Estate Index Number(s): 09-17-424-020-1018

Address(es) of real estate: 828 Graceland, Des Plaines, Illinois 60016

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 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 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 her hand and seal this 1st day of August, 1991

(SEAL)

Lisa Wechselberger (SEAL)
LISA WECHSELBERGER

State of Illinois, County of Cook ss.

IMPRESS

OFFICIAL SEAL
JOHN E. OWENS
NOTARY PUBLIC STATE OF ILLINOIS
BY COMMISSION EX. 12, 13, 1991

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LISA WECHSELBERGER, a widow 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.

seal, this 1st day of August, 1991

Commission expires 1991

This instrument was prepared by John E. Owens, Esq., 444 North Northwest Highway, Park Ridge, Illinois 60068 (NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: OWENS, OWENS & RINN, LTD.
P. O. Box 578 (Name)
444 North Northwest Highway (Address)
Park Ridge, Illinois 60068 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Lisa Wechselberger (Name)
828 Graceland (Address)
Des Plaines, Illinois 60016 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

Exempt under provisions of Paragraph 9, Section 4, Real Estate Transfer Tax Act.
9-4-91
Date
Exempt deed or instrument Eligible for recording without payment of tax
City of Des Plaines
AFFIX "RIDERS" OR REVENUE STAMPS HERE
4000262
292000

UNOFFICIAL COPY

1/16/96
1/16/96

Deed in Trust

4000262

Office of General Services
2
C. J. BRUNO
P. M. LITTA
LITSA WEGUSSELMERGER
CAROL MCNEESE
REGISTRAR

Address _____
Deduce Now Certain to _____
Rescind to _____
Card # 4000262
HUNTER

Owner, Dwight + Ann LTD
444 W. North Highway P.O. Box 578
Port Rouse IL 62066

GEORGE E. COLE
LEGAL FORMS

3. The land referred to in this policy is described as follows:

Unit Number 406 as delineated on Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

The South 50.0 feet of Lot 12 and the North Half of Lot 12 all in Block 7 in Parson and Lee's Addition to Des Plaines, a subdivision of certain lots in the Town of Rand together with portions of Sections 17 and 20, Township 41 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership made by American National Bank & Trust Company of Chicago, not personally but as trustee under Trust Agreement dated February 23, 1973 and known as Trust Number 40111 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 24479586 and registered in the Office of the Registrar of Titles of Cook County, Illinois as Document Number LR 3022429 together with an undivided 4.25 percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units as set forth in said Declaration and survey).

An undivided 4.25% interest in premises hereinafter described (excepting therefrom the property comprising those Units and parts of Units falling within said premises, as said Units are delineated on Survey attached to and made a part of Declaration of Condominium Ownership registered on the 7th day of June, 1978 as Document Number 3022429).

Said premises being described as follows: The South 50 feet of LOT TWELVE (12), in Block Seven (7), in Parson and Lee's Addition to Des Plaines, being a Subdivision of certain Lots in the original Town of Rand, together with portions of Sections 17 and 20, Township 41 North, Range 12, East of the Third Principal Meridian.

OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 406 DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY WHICH UNIT IS LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT.

In the event of the demise or inability of the trustee to act, then JOHN FINDEIS, shall act as successor trustee.

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.