

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

1991 SEP 26 9 21 AM '91

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4022051

THE GRANTOR, FLORENCE D. MERTES, a widow 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, Conveys and (WARRANT OR QUIT CLAIM S.) unto FLORENCE D. MERTES, 1524 South Sixth Avenue, Des Plaines, Illinois 60018,

(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 September, 1991, and known as Trust Number \_\_\_\_\_ 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

Lot Six (Except the Southerly Forty (40) feet thereof measured at right angles to the Southerly line thereof) (6); the Southerly Forty (40) feet (measured at right angles to the Southerly line) of Lot Six (6) in Block Seven (7), in Des Plaines Gardens, being a Subdivision of part of the North Half (1/2) of Section 20 Township 41 North, Range 12, East of the Third Principal Meridian.

Address of Property: 1017 Graceland Avenue, Des Plaines, Illinois 60016

Permanent Index Nos.: 09-20-207-006 and 09-20-207-007

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grantee; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant, lease, convey, or otherwise dispose of 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 way, any way 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 the 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 prohibited 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 limitation," 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 10th day of December, 1991.

(SEAL)

Florence D. Mertes (SEAL) FLORENCE D. MERTES

State of Illinois, County of Cook ss. OFFICIAL SEAL MARY E. BRUSE NOTARY PUBLIC, SEALS OF ILLINOIS MY COMMISSION EXPIRES 3/14/95

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Florence D. Mertes, 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 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 and official seal, this 10th day of December, 1991.

Commission expires 3/14 1995 Mary E. Bruse NOTARY PUBLIC

This instrument was prepared by Atty Drake Mertes, 701 Lee, #790, Des Plaines, IL 60016 (NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: DOWD, DOWD & MERTES, LTD. 701 Lee Street, Suite 790 Des Plaines, IL 60016

SEND SUBSEQUENT TAX BILLS TO: Florence D. Mertes 1524 South Sixth Avenue Des Plaines, IL 60018

OR RECORDER'S OFFICE BOX NO.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 1, SECTION 4, REAL ESTATE TRANSFER ACT 12/10/91

AFFIX "RIDERS" OR REV

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Exempt deed or instrument Eligible for recordation

Without payment of tax

Atty Drake, 12-17-91 City of Des Plaines

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Decd in Trust

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*Trustee*

*AMERICAN BANKING  
SOUTH TRUST  
701 RES STREET  
DR PHOENIX, AZ  
60016*

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

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Deed in Trust

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DEC 20 1985  
Muller

JAMES V. DOWD President  
Suite 790  
Apt 337 10L  
701 Lakeside Dr  
Phenix, IL 60016

GEORGE E. COLE  
LEGAL FORMS