



DEED IN TRUST

Property of Cook County Clerk's Office

(The space above for Recorder's use only.)

THE GRANTOR, Joanne T. Stewart, a divorced woman not since remarried, of the City of Park Ridge, Cook County, Illinois, for and in consideration of Ten Dollars (\$10), and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

Joanne T. Stewart, of 101 Summit #309, Park Ridge, Illinois as trustee under the provisions of a declaration of trust dated July 12, 2000, and known as the Joanne T. Stewart Declaration of Trust,

her entire interest, and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

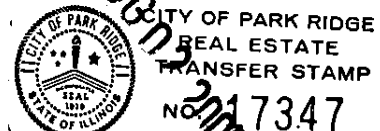
Parcel 1:

Residential Units 309 and covered parking Units G-32 in the Summit Condominium as delineated on plat of survey of the following described parcel of real estate:

Lots 1 and 2 in the Summit, being a resubdivision of certain Lots in certain blocks in the North East 1/4 of Section 35, Township 41 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded March 23, 1984 as Document Number 27017048 in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document 88116446 in Cook County, Illinois.

Parcel 2:

Easement appurtenant to and for the benefit of Parcel 1 made by and between American National Bank and Trust Company of Chicago, a National Banking Association, as trustee under



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04/17/2019

10-30-0000

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Trust Agreement dated April 1, 1982 and known as trust number 55030, Great American Federal Savings and Loan Association, and the City of Park Ridge, a Municipal Corporation of Illinois, as set forth in the Declaration of Covenants, Restrictions and Easements dated September 7, 1983 and recorded December 20, 1983 as Document 26902934, for parking, ingress and egress over and upon the following described land:

The Southeasterly 1/2 of that part of Euclid Avenue vacated by Ordinance, dated July 19, 1983 and recorded December 20, 1983 as Document 26902933, which lies Northeasterly of the Southwesterly line of Lot 20 extended Northwesterly in Block 2 in Ouhet's Subdivision of part of the North East 1/4 of Section 35, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Street address: 101 Summit Avenue

City, state, and zip code: Park Ridge, IL 60068

Real estate index number: 09-35-207-031-1025 and 09-35-207-031-1107

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof, or 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in 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 99 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 an easement appurtenant to the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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 grantor[s] 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.

The grantor[s] have signed this deed on July 12, 2000.

Joanne T. Stewart
JOANNE T. STEWART

Exempt under provisions of Paragraph e Section 4, Real Estate Transfer Act.

7-12-00 *Anthony E. Ferraro, et al*
Date Anthony E. Ferraro, Agent

STATE OF ILLINOIS)
COUNTY OF COOK)

I am a notary public for the County and State above. I certify Joanne T. Stewart, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Lori A. Marfell
Notary Public

Dated: 7-12-2000

Name and address of grantee and send future tax bills to:

Joanne T. Stewart
101 Summit
#309
Park Ridge, IL 60068-4105



RETURN RECORDED DEED TO



THIS DOCUMENT WAS PREPARED BY:

Anthony B. Ferraro
5600 N. River Road
Suite 180
Rosemont, Illinois 60018
847.292.1220



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 7-26-2000

Signature: *Anthony B. Frazee*
Grantor or Agent

Subscribed and sworn to before me by the said Lori A. Marfell this 26 day of July, 2000.

Notary Public: *Lori A. Marfell*



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 7-26-2000

Signature: *Anthony B. Frazee*
Grantee or Agent

Subscribed and sworn to before me by the said Lori A. Marfell this 26 day of July, 2000.

Notary Public: *Lori A. Marfell*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)