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3871/0103 38 001 Page 1 of 5
2001-01-22 11:15:44
Cook County Recorder 29.50

DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

Robert B. Klein and
Evelyn Klein, husband and
wife of 7071 W. Toughy Ave.,
Unit 506, Niles, Illinois
60714



0010054619

(The Above Space For Recorder's Use Only)

of the City of Niles County of Cook, and State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to see attached Grantee clause as Trustee, under the terms and provisions of a certain Trust Agreement dated the _____ day of _____, 19____, and designated as Trust No. _____, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 10-31-100-007-0000 (underlying)

Address(es) of Real Estate: 7071 West Toughy Avenue, Unit 506, Niles, Illinois 60714

TO HAVE AND TO HOLD said real estate and appurtenances hereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County refer to Trust

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

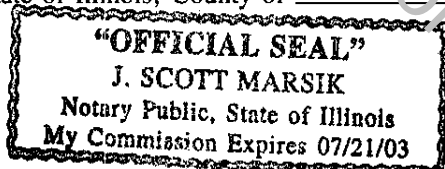
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 20th day of September 2000

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
x Robert B. Klein (SEAL) x Evelyn Klein (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,



Robert B. Klein and Evelyn Klein, his wife personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

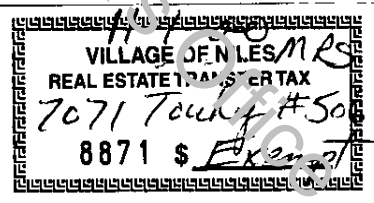
Given under my hand and official seal, this 20th day of September 2000

Commission expires 7-21-2003 J. Scott Marsik NOTARY PUBLIC

This instrument was prepared by J. Scott Marsik, Attorney at Law 4112 Cass Avenue Wetsmont, Il. 60559 (NAME AND ADDRESS)

Legal Description

see attached legal description



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { ROBERT B. KLEIN (Name), 7071 W. TOUGHY AVE. #506 (Address), NILES, IL. 60714 (City, State and Zip) } ROBERT B. KLEIN (Name), 7071 W. TOUGHY AVE #506 (Address), NILES, ILLINOIS 60714 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

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0010054619 Page 3 of 5

EXHIBIT " A "

LEGAL DESCRIPTION: 7071 WEST TOUBY, UNIT 506, NILES, IL 60714

PARCEL 1:

PROPOSED UNIT 506, IN THE 7071 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, TANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUBY AVENUE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 396.81 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 25.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 107.33 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 280.85 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 107.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 280 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION RECORDED MARCH 28, 1997 AS DOCUMENT # TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE P-78 AND INDOOR STORAGE SPACE S-78 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID. * 99414111

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 15, 1997 AS DOCUMENT 97185484.

P.I.N.: 10-31-100-007-0000

Cook County Clerk's Office

GRANTEE CLAUSE


.....quit claims to ROBERT B. KLEIN, as Trustee, under the terms and conditions of Declaration of Revocable Living Trust dated September 19, 2000, as to an undivided one-half (50%) interest, and to EVELYN KLEIN, as Trustee, under the terms and conditions of a Declaration of Revocable Living Trust dated September 19, 2000, as to an undivided one-half (50%) interest, and to any and all successors as Trustee appointed under the Trust Agreements, or who may be legally appointed, the following described real estate situated in Cook County, Illinois: (see attached legal description)

Property of Cook County Clerk's Office

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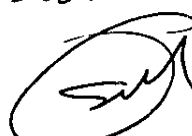
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 11-10, ~~1995~~ 2000 Signature: Robert B Klein
Grantor or Agent

Subscribed and sworn to before me by the said Robert B Klein
this 10th day of Nov, ~~1995~~ 2000
Notary Public J Scott 

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 title to real estate under the laws of the State of Illinois.

Dated 11-10, ~~1995~~ 2000 Signature: Robert B Klein
Grantee or Agent

Subscribed and sworn to before me by the said Robert B Klein
this 10th day of Nov, ~~1995~~ 2000
Notary Public J Scott 

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.)