

UNOFFICIAL COPY

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2001-01-29 12:35:10
Cook County Recorder 27.50

DEED IN TRUST

THE GRANTOR (NAME AND ADDRESS)

PETER C. CHALLINOR and
ALICE B. CHALLINOR,
Husband, and wife,
128 Third St.
Wilmette, Illinois 60091



0010075752

of property in the Village of Wilmette, County of Cook, State of Illinois, for and in consideration of the sum of -TEN-, Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to ALICE B. CHALLINOR, as Trustee of the ALICE B. CHALLINOR TRUST DATED MARCH 29, 2000, 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) 05-35-306-001-0000 Town: 2315
Address(es) of Real Estate: 128 THIRD ST, WILMETTE, IL 60091

TO HAVE AND TO HOLD said real estate and appurtenances thereto 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, streets, 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, IN ACCORDANCE WITH DECLARATION OF 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.

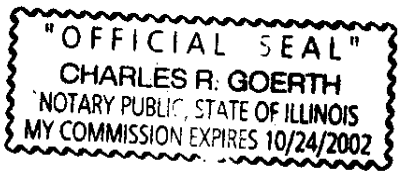
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in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

The Grantors hereby waives and releases 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 15th day of January 20 01

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) (SEAL) PETER C. CHALLINOR ALICE B. CHALLINOR

State of Illinois, County of Cook ss.



IMPRESS SEAL HERE

I, the undersigned, a Notary Public in and for said County, in The State aforesaid, DO HEREBY CERTIFY that PETER C. CHALLINOR and ALICE B. CHALLINOR personally known to me to be the same person s 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 their 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 official seal, this 15th day of January 2001

Commission expires 20 Notary Public

This instrument prepared by: CHARLES R. GOERTH, Attorney at Law 825 Green Bay Rd, Wilmette, IL 60091

Legal Description

SEE LEGAL DESCRIPTION RIDER ATTACHED

MAIL TO:

The Law Office of CHARLES R. GOERTH (Name) 825 Green Bay Rd., #120 (Address) Wilmette, IL 60091 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

ALICE B. CHALLINOR, Trustee (Name) 128 THIRD STREET (Address) WILMETTE, IL 60091 (City, State and Zip)

RECORDER'S OFFICE BOX NO

Village of Wilmette Real Estate Transfer Tax

EXEMPT JAN 22 2001

Exempt - 6046

Issue Date

Exempt under provisions of Par. E, Section 11-1.1-1, page 2 Transfer Act and Cook County Ord. 95104, Par. D.

Signature 1/22/01 Representative

LEGAL DESCRIPTION RIDER

Commonly known as 128 Third Street, Wilmette, Illinois, 60091

All that tract of land described as follows: Beginning at the Northwest Corner of Lot One (1) in Greenview Addition to Wilmette, in Baxter's subdivision of the south section of Ouilmette Reservation in Town 42 North Range 13 East of the Third Principal Meridian, thence east along the north line of said Lot One (1) Eighty three and four one hundredths feet (83.04) to the Northeast corner of said Lot One (1), also being in the westerly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, a distance of one hundred thirty seven and nine one hundredths feet(137.09) to the point on the easterly line of Third Street; thence southwesterly along a curved line, being the easterly line at Third Street, a distance approximately One hundred twenty eight and eighty five one hundredths feet (128.85) to the place of beginning.

Property of Cook County Clerk's Office

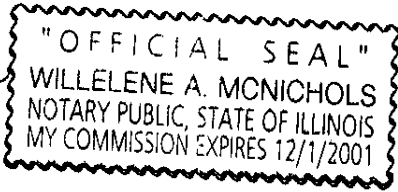
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her/its agent certifies that, to the best of his/her/its knowledge, the Grantor and Grantee shown on the deed or assignment of beneficial interest in a land trust are 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 in Illinois.

Dated: Jan 15, 2001 Signature: Mayell Wall
Grantor or Agent

Subscribed and sworn to before me
this 15th day of January, 2001

Notary Public Willelene A. McNichols



The Grantee or his/her/its agent certifies that, to the best of his/her/its knowledge, the Grantor and Grantee shown on the deed or assignment of beneficial interest in a land trust are 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 in Illinois.

Dated: Jan 15, 2001 Signature: Mayell Wall
Grantee or Agent

Subscribed and sworn to before me
this 15th day of January, 2001

Notary Public Willelene A. McNichols



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