

UNOFFICIAL COPY

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2002-02-06 15:42:06

Cook County Recorder 27.50

DEED IN TRUST



0020150955

THIS INDENTURE
WITNESSETH, that Sybil

Shearer, an unmarried person, of the Village of Northbrook, County of Cook, State of Illinois, GRANTOR, for and in consideration of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to

Sybil Shearer of 401 N. Lee Road, Northbrook, Illinois, not personally but solely as Trustee ("said Trustee") under the provisions of a trust agreement known as the Sybil Shearer Self Declaration of Revocable Trust dated August 21, 1989, and unto all and every successor or successors in trust under said trust agreement, GRANTEE, the following described real estate located in the County of Cook, State of Illinois to wit:

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4, 1242.67 FEET, WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4, THENCE EAST ALONG SAID NORTH LINE, 12724 FEET, TO A POINT ON SAID NORTH LINE 1215.43 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4, THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE A DISTANCE OF 200.0 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 40.96 FEET, THENCE NORTH 76 DEGREES 58 MINUTES WEST, A DISTANCE OF 88.47 FEET, THENCE NORTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 179.64 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 04-02-300-045-0000
Address of Property: 1 Morrison Road, Northbrook, Illinois 60062

Exempt under the provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Law.

Date: Jan 31 2002

Sybil Shearer
Buyer, Seller or Representative

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 198 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 Trustees 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 were 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 under said Trust Agreement 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 under the Trust Agreement 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, the intention hereof being to vest in said Trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

And the said Grantor hereby expressly waives and releases any and all right or benefit, providing for the exemption of homestead from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 31st day of January, 2002.

Sybil Shearer

Sybil Shearer

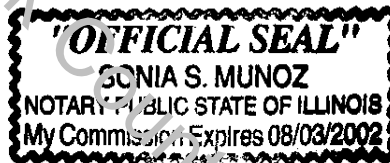
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Sybil Shearer, an unmarried person, 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 31st day of January, 2002.

Sonia S. Munoz

Notary Public



THIS INSTRUMENT WAS PREPARED BY:

Ralph E. Brown, Esq.
Schuyler, Roche & Zwirner, P.C.
One Prudential Plaza
130 E. Randolph
Suite 3800
Chicago IL 60601

MAIL TO:

Ralph E. Brown, Esq.
Schuyler, Roche & Zwirner, P.C.
One Prudential Plaza
130 E. Randolph
Suite 3800
Chicago IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Sybil Shearer, Trustee
401 N. Lee Road
Northbrook, IL 60062



UNOFFICIAL COPY



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

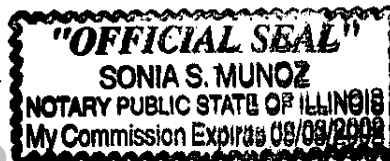
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Jan 31 2002, 2002

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 31 day of January 2002
Notary Public [Signature]



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 Jan 31 2002, 2002

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 31 day of January 2002
Notary Public [Signature]



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.)