

DEED IN TRUST

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2002-04-02 14:40:32
Cook County Recorder 27.50



0020369791

THE GRANTOR (NAME AND ADDRESS)

BERNICE M. PONS, a widow

(The Above Space For Recorder's Use Only)

of the Village of Winnetka County of Cook, and State of Illinois, in consideration of the sum of TEN AND 00/100ths Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to BERNICE M. PONS as Trustee, under the terms and provisions of a certain Trust Agreement dated the 15th day of February 19 2002, and designated as Trust No. 1, 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): 05-21-322-045

Address(es) of Real Estate: 134 Green Bay Road, Winnetka, Illinois 60093

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, 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.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County 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 Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

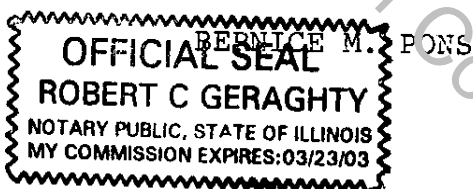
DATED this 15th day of February 2002

Bernice M. Pons (SEAL) BERNICE M. PONS

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) (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



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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 15th day of February 2002

Commission expires 3-23-03 Notary Public

This instrument was prepared by Robert C. Geraghty, 1372 Sunview Lane, Winnetka, Ill



Legal Description

SEE LEGAL ATTACHED

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph "E" Section 4, Real Estate Transfer Act.

Date: 2/15/02

Signature:

SEND SUBSEQUENT TAX BILLS TO:

ROBERT C. GERAGHTY (Name) 1372 Sunview Lane (Address) Winnetka, Ill 60093 (City, State and Zip)

MAIL TO:

(Name)

(Address)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

Unit No. 108 as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

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That part of Lots 11 and 12 in Whitman's Subdivision in the South West Quarter of Section 21, Township 42 North, Range 13 East of the Third Principal Meridian according to the Plat thereof recorded of said Subdivision in the Recorder's Office of Cook County, Illinois July 10, 1914 in Book 130 of Plats Page 20 as Document 5454153 described as follows: Beginning at a point in the Easterly line of said Lot 12, 358.48 feet Southerly from the North-East corner of said Lot 12 thence South Westerly at right angles to the Easterly line of said Lot 12, 124.43 feet thence Southerly along a line forming an angle of 109 degrees 59 minutes 16 seconds from the North East to the South with the last described line 38.38 feet more or less to its intersection with a line 6.45 feet East of and parallel with the East line of Lot 11 in said Whitman's Subdivision extended North thence South along said parallel line 15.71 feet more or less to a point in the North line of Lot 11 extended East which point is 6.45 feet East of the North East corner of said Lot 11 thence South Westerly 37.34 feet more or less to a point in the West line of the East 6.55 feet of said Lot 11, 35 feet South of the North line of said Lot 11, thence South along the West line of the East 6.55 feet of said Lot 11, 82.98 feet more or less to a point 90.33 feet North of the South line of Said Lot 11 thence East parallel to said South line of Lots 11 and 12, 102.24 feet thence North Westerly along line parallel with said Easterly line of Lot 12, 13.39 feet to the most Southerly corner of existing brick building thence North Easterly along the South Easterly face of said building (forming an angle of 90 degrees 04 minutes and 30 seconds from South East to North East and with last described course) 59.90 feet thence North Westerly along a line parallel with said Easterly line of said Lot 12, 0.54 feet to the center of existing 13 inch brick wall thence North Easterly along center of said brick wall 75.02 feet to the Easterly line of said Lot 12, thence North Westerly 182.84 feet to the point of beginning in Cook County, Illinois, commonly known as and located at 134 Green Bay Road, Winnetka, Illinois.

which said survey is attached as Exhibit A to a certain Declaration of Condominium Ownership made by Amalgamated Trust & Savings Bank, as Trustee under a certain Trust Agreement dated September 28, 1970 and known as Trust No. 2185, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 21831895, as amended by a certain instrument to said Declaration recorded as Document No. 22447483 together with an undivided 3.64 % interest in said Parcel (excepting from said Parcel all property and space comprising all the Units thereon as defined and set forth in said Declaration and survey);

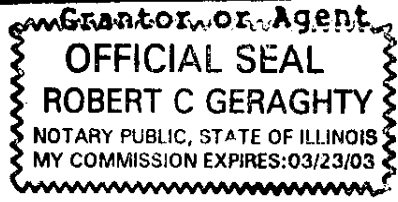
Grantor furthermore expressly grants to the parties of the second part, their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and all other rights and easements of record for the benefit of said property.

This conveyance is made subject to all rights, benefits, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the Grantor expressly reserves to itself, its successors and assigns, the right, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said survey or said Declaration.

STATEMENT BY GRANTOR AND GRANTEE
UNOFFICIAL COPY

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.

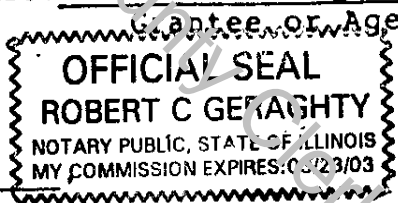
Dated 2-15, 192002 Signature: [Signature]



Subscribed and sworn to before me by the said ROSMICE PONS this 15th day of FEB, 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 2-15-, 1902 Signature: [Signature]



Subscribed and sworn to before me by the said Bernie Pons this 15th day of FEB, 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.)