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This instrument was prepared by:

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Suite 1800
Chicago, Illinois 60606

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0020598751

4052/0152 45 001 Page 1 of 5
2002-05-28 10:41:45
Cook County Recorder 29.00



0020598751

After recording return to:

Andrew Semmelman, Esq.
Semmelman & Semmelman, Ltd.
191 East Deerpath
Suite 301
Lake Forest, Illinois 60045

This space reserved for Recorder.

WARRANTY DEED IN TRUST

THIS INDENTURE, made this 21st day of May, 2002, between DIANE PEKOW, married to JEROME PEKOW, of the City of Chicago, County of Cook, State of Illinois ("Grantor"), and THE NORTHERN TRUST COMPANY, qualified to accept and execute trusts under the laws of Illinois, as Trustee under the provisions of a Trust Agreement dated June 16, 1986 known as Trust Number 8013 ("Grantee").

ES

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND WARRANT to the Grantee, FOREVER, all the following described Real Property, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof subject to: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, general real estate taxes for the year 2001, second installment only, and subsequent years, and codes, ordinances and regulations of governmental and quasi-governmental entities.

Permanent Real Estate Index Number: 05-17-312-032-0000
Address of Real Property: 1234 Westmoor Road,
Winnetka, Illinois 60093

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivided 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

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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 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 time 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 kinds, 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 part dealing with said 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 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 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 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 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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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IN WITNESS WHEREOF, said Grantors have caused their names to be signed to these presents this 21st day of May, 2002.

Diane Pekow
Diane Pekow

Jerome Pekow
Jerome Pekow*

*Jerome Pekow is signing this instrument solely for the purpose of waiving any homestead rights in the property.

Property of Cook County

STATE TAX	STATE OF ILLINOIS  MAY. 23. 02 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	0000029160	REAL ESTATE TRANSFER TAX 0120000 FP 102808
COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  MAY. 23. 02 REVENUE STAMP	# 0000029251	REAL ESTATE TRANSFER TAX 0060000 FP 102802

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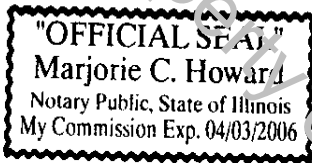
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STATE OF IL)
) SS
COUNTY OF Cook)

I, Marjorie C. Howard, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DIANE PEKOW appeared before me this day in person and acknowledged that she signed and sealed the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21st day of May, 2002.

M. Howard
Notary Public

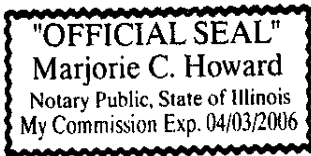


STATE OF IL)
) SS
COUNTY OF Cook)

I, Marjorie C. Howard, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JEROME PEKOW appeared before me this day in person and acknowledged that he signed and sealed the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21st day of May, 2002.

M. Howard
Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1 IN BALLARD, SR. SUBDIVISION OF PART OF THE NORTH 9 ACRES OF THE WEST 25 ACRES OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 05-17-312-032-0000

Common Address: 1234 Westmoor Road, Winnetka, Illinois 60093

Property of Cook County Clerk's Office

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