

UNOFFICIAL COPY

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2002-06-14 11:59:34

Cook County Recorder 25.50



0020667505

DEED IN TRUST

This indenture witnesseth, that **THE GRANTOR, Lance Dear** for and in consideration of Ten and 00/100 (\$10.00), and other good and valuable considerations in hand paid **CONVEYS and Warrants** unto the **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, Illinois, as Trustee under the terms and provisions of a Trust Agreement dated the 5th day of April, 2002 and known as Trust No. 1110776, the following described real estate in the County of Cook and State of Illinois, to-wit:

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
SKOKIE OFFICE**

UNIT NUMBER 910-3-N OAKTON, IN OAKTON GABLES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL)

LOTS 1 AND 2, AND THE NORTH 23.4 FEET OF LOT 3, IN BLOCK 4, IN MERRIL LADD'S ADDITION TO EVANSTON, IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY THE MICHIGAN AVENUE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED JUNE 15, 1976 AND KNOWN AS TRUST NUMBER 2683, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23854792; TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 11-30-102-008-1045
Address(es) of real estate: 910 Oakton, Unit 3-N, Evanston, Illinois

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.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 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 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

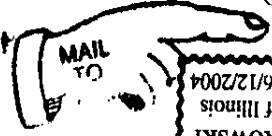
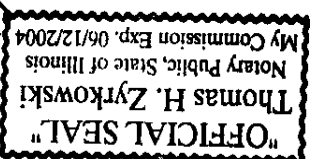
property, to grant easements or charges of any kind to release, convey or assign any right, title or interest in or about or easement appurtenant to said premise or any part thereof, and to deal with said property and every part

SEND FUTURE TAX BILLS TO: Lance Dear, 1530 S. State St. #815 Chicago, IL 60605
CHICAGO IL 60601-3294

CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET ML09LT OR BOX NO. 333 (COOK COUNTY ONLY)

AFTER RECORDING, PLEASE MAIL TO:
PROPERTY ADDRESS: 910 Oakton, Unit 3-N, Evanston, Illinois 60202
60068

This instrument was prepared by: Frank DiFranco & Associates, P.C., 617 Devon Avenue, Park Ridge, Illinois



Given under my hand and official seal, this 30th day of April, 2002, Commission expires 06/12/04

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that LANCE DEAR, 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.

In Witness Whereof, the grantor aforesaid has hereunder set their hand and seal this 30 day of April, 2002. Exempt under Real Estate Transfer Tax Law 35 ILCS 200... and Cook County Ord 83-0-27 par (Seal) sub par LANCE DEAR Date 4-30-02 F.D. Franco & Assoc

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

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.

In no case shall any party 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 in to 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 extending upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such 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.

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 of different from the ways above specified, at any time or times hereafter.

CITY OF EVANSTON
EXEMPTION
CITY CLERK
Mary Ann

STATEMENT BY GRANTOR AND GRANTEE

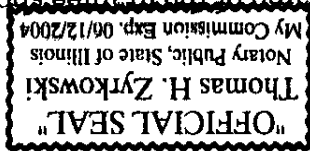
The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: June 13, 2002
Signature: Frank D. Thomas
Grantor or Agent

Subscribed and sworn before me by Frank D. Thomas
Grantor or Agent

this 13th day of June, 2002

Notary Public Thomas H. Zyrkowski



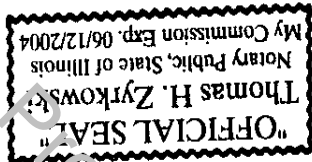
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: June 13, 2002
Signature: Frank D. Thomas
Grantee or Agent

Subscribed and sworn to before me by Frank D. Thomas
Grantee or Agent

this 13th day of June, 2002

Notary Public Thomas H. Zyrkowski



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]