

UNOFFICIAL COPY

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2002-07-25 13:13:01

Cook County Recorder 27.50



0020817874

WARRANTY DEED IN TRUST

THE GRANTOR, **James R. Epstein, a widower, not since remarried** (surviving Joint Tenant of Joan M. Corboy, deceased), of the City of Evanston, County of Cook and State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), CONVEYS and WARRANTS to GRANTEE, **James R. Epstein, as Trustee of the James R. Epstein Revocable Trust dated August 5, 1999**, (hereinafter referred to as "said trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, of 9532 North Hamlin Avenue, Evanston, Illinois 60203, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

The North Half of Lot 87, all of Lots 88 and 89 in the Highlands Evanston Lincolnwood 3rd Addition, being a Subdivision of the North 12 chains of the East Half of the West Half of the Northwest Quarter of Section 14, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to real estate taxes not yet due and payable; covenants, conditions, easements and restrictions of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of 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. See attached RIDER for power and authority of said trustee.

PIN: 10-14-103-046

Mailing Address of Real Estate: 9532 North Hamlin Avenue, Evanston, Illinois 60203
(Property located in Skokie, Illinois)

Exempt under provisions of Par. E, Sec. 200/31-45, Real Estate Transfer Tax Act.

7/8/02
Date

James R. Epstein
Agent for Grantor and Grantee

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Village Code Chapter 10
EXEMPT Transaction
Skokie Office 07/25/02

DATED this 8th day of July, 2002

James R. Epstein
James R. Epstein

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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 James R. Epstein, a widower, not since remarried, 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 he signed, sealed and delivered said instrument as his own 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 8 day of July, 2002.

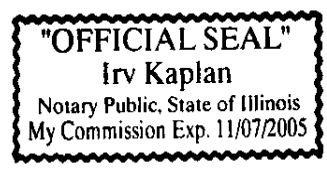
SEAL

Irv Kaplan

 Notary Public

This instrument was prepared by and after recording mail to:

Neil H. Weinberg, Esq.
 Much Shelist Freed et al.
 200 North LaSalle Street, Suite 2100
 Chicago, Illinois 60601



Send subsequent tax bills to:

James R. Epstein
 9532 North Hamlin Avenue
 Evanston, Illinois 60203

Property of Cook County Clerk's Office

RIDER

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, street, 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 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.

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STATEMENT BY GRANTOR AND GRANTEE

0020817874

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 July 8, 2002

Signature: Maribeth Robinson as agent
Grantor or Agent

Subscribed and sworn to before me
by the said Maribeth Robinson
this 8th day of July, 2002
Notary Public Diane K Couperus



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 July 8, 2002

Signature: Maribeth Robinson as agent
Grantee or Agent

Subscribed and sworn to before me
by the said Maribeth Robinson
this 8th day of July, 2002
Notary Public Diane K Couperus



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.)



EUGENE "GENE" MOORE

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

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COOK COUNTY CLERK

Property of Cook County Clerk's Office

COOK COUNTY CLERK
JANUARY 2011