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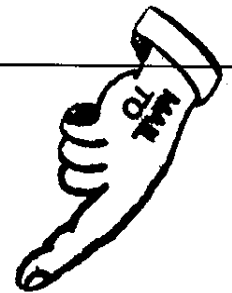
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Cook County Recorder 31.50



QUIT CLAIM DEED

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This document prepared by:

When recorded mail to:

Martin Weinstein
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Suite 3000
Chicago, Illinois 60602

Kelly D. Sanders
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Chicago, Illinois 60602

HOWARD AGINS AND SUSAN M. AGINS, husband and wife, 2680 Lisa Court, Northbrook, IL 60062 ("Grantors") not as joint tenants or as tenants in common, but as tenants by the entirety in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby convey and quit claim to **HOWARD AGINS, TRUSTEE OF THE HOWARD AGINS LIVING TRUST U/A/D October 19, 2000**, 2680 Lisa Court, Northbrook, IL 60062 ("Grantee") the following described real estate in Cook County, Illinois:

See Attached Legal Description.

Property Address: 1700 Braeside Lane, Northbrook, Illinois 60062
Permanent index number: 04-14-200-131

TO HAVE AND TO HOLD the property for the uses and purposes set forth herein and in Exhibit "A".

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LEGAL DESCRIPTION

Parcel One: Lot 6 in Braeside, being a Subdivision in the Northeast 1/4 of Section 14, Township 42 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois, and

Parcel Two: Easement for the benefit of parcel 1 as created by Declaration of Easements, Covenants, Conditions and Restrictions made by and between American National Bank and Trust Company of Chicago, as trustee under trust agreement dated August 16, 1991 known as a trust number 114399-08 and Samuels-Berenz Associates, Inc., Corporation of Illinois, recorded November 13, 1991 as document 91597313 for vehicular and pedestrian ingress and egress over, across and through Outlot "A" in Braeside Subdivision being a subdivision in the northeast 1/4 of section 14, township 42 north, range 12, east of the third principal meridian, in Cook County, Illinois.

SUBJECT ONLY TO: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements; (c) general taxes for the year 1996 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 1996; (d) Lee Grant Water Feeder Main Ordinance No. 80-35 recorded September 17, 1980 as Document No. 25587903; (e) Annexation Agreement recorded December 16, 1986 as Document No. 88581079 and First Amendment thereto recorded March 27, 1991 as Document No. 91137573 and Second Amendment to Annexation Agreement dated November 9, 1993 and recorded November 10, 1993 as document 93916442; (f) Annexation Ordinance No. 89-50 recorded October 20, 1989 as Document No. 89499051; (g) Transportation Facilities and Programs Agreement recorded July 7, 1989 as Document no. 89309243; (h) Declaration of Easements, Covenants, Conditions and Restrictions recorded November 13, 1991 as Document No. 91597313; (i) Subdivision Agreement recorded November 13, 1991 as Document No. 91597314; (j) Easements, conditions and restrictions created by Plat of Braeside Subdivision recorded November 13, 1991 as Document No. 91597315; and (k) Terms, provisions, conditions and covenants contained in Declaration of Restrictive Covenants Recorded January 26, 1993 as Document 93063926.

* which do not interfere with the use of the ~~land~~ property as a residential home

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EXHIBIT A

Subject only to the following:

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

To sell, convey, release, mortgage, encumber, lease, partition, improve, manage, insure against loss, protect and subdivide any real estate, interests therein or parts thereof; to dedicate for public use, to vacate any subdivisions or parts thereof, to resubdivide, to contract to sell, to grant options to purchase, to sell on any terms; to convey, mortgage, pledge or otherwise encumber said real estate, or any part thereof; to lease said real estate 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 of time, including a period extending beyond the term of the trust, and to renew or extend leases, to amend, change, or modify the terms and provisions of any lease and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversions; to partition or to exchange said real estate 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 real estate or any part thereof; to construct or reconstruct, remodel, alter, repair, add to or take from buildings on said real estate; to purchase or hold real estate, improved or unimproved, or any reversion in real estate subject to lease; to insure the Trustee and any person having an interest in or responsibility for the care, management or repair of such real estate against such risks as the Trustee deems advisable, and to charge the premiums therefor as an expense of the trust estate; to transfer any property which may at any time form a part of the trust estate into a separate trust including without limitation a land trust; a direct, or to authorize any other person to direct, the trustee of any land trust of which the trust is a beneficiary to mortgage, lease, convey or contract to convey the real estate held in such land trust or to execute and deliver deeds, mortgages, notes and any and all documents pertaining to the real estate subject to such land trust or in any matter regarding such trust; to execute assignments of all or any part of the beneficial interest in such land trusts;

To abandon any property, real or personal, which the Trustee shall deem to be worthless or not of sufficient value to warrant keeping, protecting or maintaining; to abstain from the payment of installments due on purchase contracts or mortgages, taxes, water rents, assessments, repairs and maintenance with respect to any such property; to permit any such property to be lost by foreclosure, tax sale or other proceedings; to convey any such property for a nominal consideration or without consideration; to permit the expiration of any renewal, sale, exchange or purchase option with respect to any property or lease thereof.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the

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authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county, if any) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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, 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

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition" or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

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STATEMENT BY GRANTOR AND GRANTEE

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: August 26, 2002

Signature: *Martine Weinstein*
Grantor or Agent *agent*

SUBSCRIBED and SWORN to before me by the said Grantor or Agent this 26th day of August, 2002.

Teresa L. West
Notary Public



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: August 26, 2002

Signature: *Martine Weinstein*
Grantee or Agent *agent*

SUBSCRIBED and SWORN to before me by the said Grantee or Agent this 26th day of August, 2002.

Teresa L. West
Notary Public



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.)

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