

UNOFFICIAL COPY 0020976295

1496/0075 3D 001 Page 1 of 4
2002-09-05 16:07:47
Cook County Recorder 3D.50

DEED IN TRUST
(Illinois)



0020976295

(The Above Space for Recorder's Use Only)

THE GRANTORS, John M. Lavine and Meryl L. Lavine, of the County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto Meryl E. Lipton Lavine, as Trustee under the provisions of a trust agreement dated the 9th day of November, 1989, and known as the Meryl E. Lipton Lavine Revocable Trust U/A/D 11/9/89 (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, the following described real estate in the County of Cook and State of Illinois, to wit:

- PARCEL 1: Lot 3 in Wilson Estates Subdivision, being a Subdivision of that part of the North ½ of the North ½ of Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded June 23, 1987 as Document 87343076 in Cook County, Illinois.
- PARCEL 2: Easements for ingress and egress, driveway, walkway and utilities as created by Declaration of Easements, Covenants, Conditions and Restrictions recorded June 23, 1987 as Document 87343066 and as shown on Plat of Subdivision recorded June 23, 1987 as Document 87343076.

I hereby declare this Deed represents a transaction exempt under the provisions of ¶E, 35 ILCS 200/31-45 of the Real Estate Transfer Tax Law and ¶E, §6 of the Cook County Real Property Transfer Tax Ordinance.

Dated: 8/25/02

Signed: _____

Carolynn Pfaff
Carolynn Pfaff, attorney

Permanent Real Estate Index Number(s): 11-19-209-021-0000
Address of Real Estate: 335 Greenleaf, Evanston, Illinois 60202

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, 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.

If the title to any of the above lands 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.

And the said grantors hereby expressly waive and release 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 sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 16 day of August, 2002.

John M. Lavine (SEAL)
John M. Lavine
State of ~~Illinois~~ California)
County of Marin) SS

Meryl L. Lavine (SEAL)
Meryl L. Lavine
CITY OF EVANSTON
EXEMPTION
Meryl P. Morris
CITY CLERK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **John M. Lavine**, 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 the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

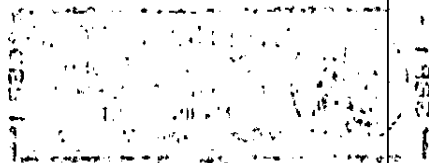
Given under my hand and seal this 16 day of August, 2002.

Commission expires: March 20, 2002 Stephanie Wong
NOTARY PUBLIC



UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

State of ~~Illinois~~ California)
County of Marin) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Meryl L. Lavine**, 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.

Given under my hand and seal this 16 day of August, 2002.

Commission expires: March 20 2002



NOTARY PUBLIC

This instrument prepared by: Katten Muchin Zavis Rosenman, 525 W. Monroe St., #1600, Chicago, IL 60661

MAIL TO:

Carolynn Pfaff
Katten Muchin Zavis Rosenman
525 W. Monroe St., Suite 1600
Chicago, Illinois 60661

SEND SUBSEQUENT TAX BILLS TO:

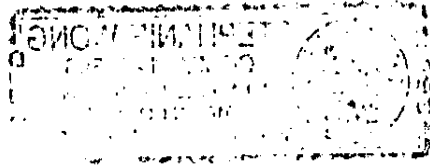
Meryl L. Lavine, Trustee
335 Greenleaf
Evanston, Illinois 60202

20976295

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

GRANTOR-GRANTEE AFFIDAVIT (for Exempt Transactions)

20976295

(The Above Space for Recorder's Use Only)

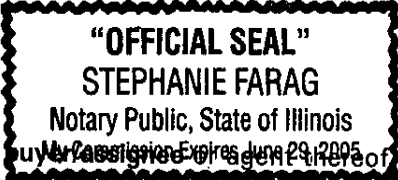
The seller/assignor or agent thereof hereby certifies that, to the best of his knowledge, the name of the buyer/assignee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire 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 or authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTOR:

JOHN M. LAVINE AND MERYL L. LAVINE, NOT AS JOINT TENANTS NOR AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

By: Carolynn Pfaff
Carolynn Pfaff, Agent

Subscribed and sworn to before me by the said Carolynn Pfaff, this 16th day of August, 2002.



Stephanie Farag
NOTARY PUBLIC

The buyer/assignee or agent thereof hereby certifies that, to the best of his knowledge, the name of the buyer/assignee 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 or authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTEE:

**MERYL L. LAVINE, AS TRUSTEE OF THE
MERYL L. LAVINE REVOCABLE TRUST U/A/D 11/9/89**

By: Carolynn Pfaff
Carolynn Pfaff, Agent

Subscribed and sworn to before me by the said Carolynn Pfaff, this 16th day of August, 2002.



Stephanie Farag
NOTARY PUBLIC

After recording, return to: Carolynn Pfaff, Katten Muchin Zavis Rosenman, 525 W. Adams St., Ste. 1600, Chicago, IL 60661-3693

UNOFFICIAL COPY

Property of Cook County Clerk's Office