

DEED IN TRUST

9124/0006 87 006 Page 1 of 3  
2002-09-19 12:25:03  
Cook County Recorder 28.50



THE GRANTOR, CAROLINE SWARTZ, an unmarried woman, of 75 Boardwalk Place, #104, of the city of Park Ridge, Cook County, Illinois, for and in consideration of One Dollar, and other good and valuable consideration paid in hand, convey and warrant to: CAROLINE SWARTZ, Trustee ("Trustee" regardless of the number of trustees) of 75 Boardwalk Place, #104, Park Ridge, Illinois 60068, under THE CAROLINE SWARTZ LIVING TRUST DATED May 23, 1998 and unto all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

COOK COUNTY  
RECORDED  
EUGENE "GENE" MOORE  
SKOKIE OFFICE

Units A-75-104 and A-75-G-12 in Boardwalk of Park Ridge Condominium, as delineated on the Survey of the following described Real Estate: part of the Southwest Quarter of Section 27, Township 41 North, Range 12, East of the Third Principal Meridian, and parts of Lots 1 to 4 in Ann Murphy's Estate Division of land in Section 27 and 28 aforesaid, in Cook County, Illinois, which survey is attached as exhibit "C" to the Declaration of Condominium recorded as document 24558762 amended from time to time together with their undivided percentage of the common elements, in Cook County, Illinois. ALSO: rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

Pin: 09-27-306-154-1035 & 09-27-306-154-1055

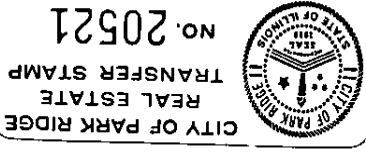
Address of Real Estate: 75 Boardwalk Place, #104, Park Ridge, Illinois 60068

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof. (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

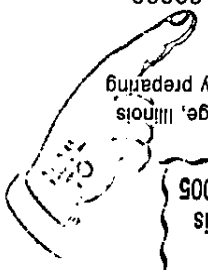
2 GG



Mail Tax Bills To: Ms. Caroline Swartz, 75 Boardwalk Place, #104, Park Ridge, Illinois 60068

When Recorded Mail to Preparer: Teresa Nucchio, P.C., 1460 Renaissance Dr., #105, Park Ridge, IL 60068

This instrument was prepared by Teresa Nucchio, Esq., TERESA NUCCIO, P.C., 1460 Renaissance Drive, Suite 105, Park Ridge, Illinois 60068, without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.



"OFFICIAL SEAL"  
MARY ANN SHESEK  
Notary Public, State of Illinois  
My Commission Expires 0-04-2005

NOTARY PUBLIC  
*Mary Ann Shesek*

I am a notary public for the County and State above. I certify CAROLINE SWARTZ, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she/he signed and delivered the instrument as her/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 official seal \_\_\_\_\_, 2002.

State of Illinois )  
County of Cook ) ss )

Signed: *Mary Ann Shesek*  
Dated: 8/15/02

EXEMPTION STATEMENT:  
Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Act and Cook County Ordinance 95104, Par. 4.

CAROLINE SWARTZ  
*Caroline Swartz*

The grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for exemption of homestead from sale or execution or otherwise. The grantor has signed this deed on 8/15, 2002.

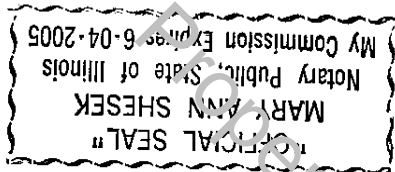
Illinois in such case made and provided.  
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.  
Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, such Successor Trustee as designated in the Living Trust Agreement is then appointed as

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

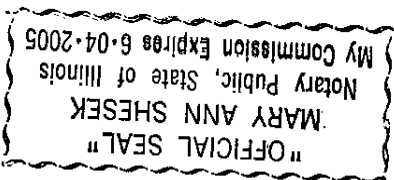
(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.) -  
Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.



Subscribed and sworn to before me by the said agent this 12th day of September, 2002.  
Notary Public Mary Ann Shesek

Dated 9/12, 2002, Signature Jenna W. Wintershall Grantee or Agent

The grantee 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 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 Illinois.



Subscribed and sworn to before me by the said agent this 12th day of September, 2002.  
Notary Public Mary Ann Shesek

Dated 9/12, 2002, Signature Jenna W. Wintershall Grantor or Agent

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 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.

STATEMENT BY GRANTOR AND GRANTEE