

# UNOFFICIAL COPY

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03/18/01 12:41:00 Page 1 of 5  
2003-03-17 09:43:54

Cook County Recorder 32.50

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantors, JEFFREY C. KINZEL and MARTHA J. KINZEL, of 2338 Greenwood Avenue, in Wilmette, in the County of Cook and State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, convey and quitclaim unto MARTHA J. KINZEL, as Trustee of the MARTHA J. KINZEL LIVING TRUST dated February 12, 2002, the following described real estate in the County of Cook and the State of Illinois to-wit:



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Legal Description: See Exhibit "A"

Commonly known as: 2338 Greenwood Avenue  
Wilmette IL 60091

Village of Wilmette  
Real Estate Transfer Tax

EXEMPT

Permanent Parcel No. # 05-29-413 025-0000

Exempt - 6922

Issue Date **JAN 31 2003**

SUBJECT TO: Easements and Restrictions of Record.

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 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 aid premises or any part thereof, to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate powers and authorities 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 and to an end, 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 or 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.

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In no case shall any part dealing with said Trustee or successor 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 that the terms of this trust have been complied with, or to 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 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 there under, (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 Title 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 Grantors hereby expressly waive and release any and all rights or benefits 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.

Tax exempt under paragraph E of  
the Illinois Compiled Statutes –  
Chapter 35, Paragraph 200/31-45,  
January 15, 2003.

  
\_\_\_\_\_  
Attorney at Law

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IN WITNESS THEREOF, the Grantors aforesaid have hereunto set their hands and seals this 15<sup>TH</sup> day of January 2003.

*Jeffrey C. Kinzel*  
JEFFREY C. KINZEL

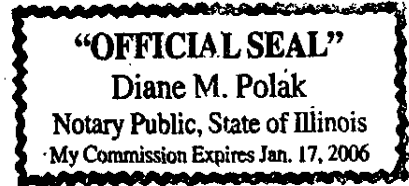
*Martha J. Kinzel*  
MARTHA J. KINZEL

STATE OF ILLINOIS            )  
  )  
COUNTY OF COOK            )        SS.

I, DIANE M. POLAK, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JEFFREY C. KINZEL and MARTHA J. KINZEL, personally known to me to be the same persons whose names are 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.

Given under my hand and notaries seal this 15<sup>TH</sup> day of January 2003.

*Diane M. Polak*  
Notary Public



THIS INSTRUMENT WAS  
PREPARED BY:  
Brian T. Whitlock  
Attorney at Law  
BKBWTS, LLC  
300 S. Riverside, 6<sup>th</sup> floor  
Chicago, IL 60606  
(312) 980-2941

AFTER RECORDING  
PLEASE MAIL TO:  
Jill McNamara  
BKBWTS, LLC  
300 S. Riverside, 6<sup>th</sup> floor  
Chicago, IL 60606  
(312) 980-3279

FORWARD TAX BILLS TO:  
Martha J. Kinzel  
2338 Greenwood Avenue  
Wilmette, IL 60091

Cook County Clerk's Office

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## EXHIBIT "A"

### Legal Description

#### PARCEL 1:

Lot twenty two (22) in block one (1), in C.W. Franz Subdivision of the South half  $\frac{1}{2}$  of the North East quarter  $\frac{1}{4}$  of the South East quarter  $\frac{1}{4}$  of Section 29, Township 42 North, Range 13 East of the Third Principal Meridian, except West five (5) acres thereof and except the East two hundred ninety six and sixty eight hundredths (296.68) feet of the North three hundred twenty three and two tenths (323.2) feet thereof in the Village of Gross Point in Cook County, Illinois.

#### PARCEL 2:

Easement for the benefit of Parcel 1 for a driveway upon the premises described as the East  $3\frac{1}{2}$  feet of the South 90 feet of Lot 21 in Block 1 in C.W. Franz Subdivision described aforesaid and as created by grant or easement from Robert W. Wasem and Patricia W. Wasem to James W. Kiernan and Ethelda T. Kiernan dated April 21, 1950 and filed May 1, 1950 as Document 1293235.

Subject only to: General taxes 1997 and subsequent years; building lines and liquor restrictions of record; zoning and building laws and ordinances;  $3\frac{1}{2}$  feet easement as described in Parcel 2 above; public and utility easements; covenants and restrictions of record as to use and occupancy; the mortgage or trust deed recorded with this Deed, if any; acts done or suffered by or through the Purchaser.

Doc #00170692

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

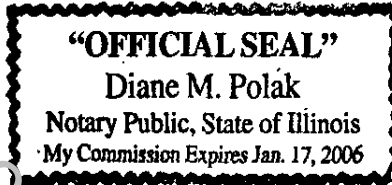
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: January 15, 2003

Signature: Jill McNamara  
Grantor or Agent

Subscribed and sworn to before me  
This 15<sup>TH</sup> day of January 2003.

Diane M. Polak  
Notary Public



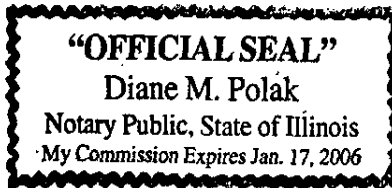
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: January 15, 2003

Signature: Jill McNamara  
Grantee or Agent

Subscribed and sworn to before me  
This 15<sup>TH</sup> day of January 2003.

Diane M. Polak  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]