

WARRANTY DEED IN TRUST



THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JULIA NOZNICK, married to Peter P. Noznick, of the City of Evanston, County of Cook, State of Illinois for and in consideration of the sum of Ten Dollars (\$10), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants unto JULIA NOZNICK, or her successors, not

CITY OF EVANSTON
EXEMPTION
Mary P. Morris
CITY CLERK

individually, but as Trustee under the provisions of a Trust Agreement dated October 17, 2002, and known as the JULIA NOZNICK REVOCABLE TRUST U/A/D OCTOBER 17, 2002 (the "Trust Agreement"), all interest in the real estate situated in the County of Cook in the State of Illinois (the "Property") legally described as follows:

Legal Description:

BLOCK 18 IN LOT 11 IN JOHN CULVERS ADDITIONS TO NORTH EVANSTON A SUBDIVISION OF THE EAST 33 FEET OF LOTS 1 & 2 AND ALL OF LOTS 3-10 TOGETHER WITH THE NORTH 60 FEET OF THE EAST 1/2 OF LOT 3 AND THE SOUTH 50 FEET OF LOTS 4-9 IN THE SUBDIVISION OF BAXTERS SHARE ADDITION TO GEO SMITH'S SUBDIVISION OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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

In addition to all of the powers and authority granted to the Trustees by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustees with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Trustees; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise

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and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the 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 the Trustees in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustees in relation to the Property 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 the 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

And said GRANTOR hereby expressly waives and releases 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.

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Page 3 of 5

IN WITNESS WHEREOF, the GRANTOR, has hereunto set her hand and seal
this 7TH day of DECEMBER, 2002.

Common Address of Property:

2730 Thayer
Evanston, IL 60201
P.I.N.:05-34-313-003-0000

Julia M Noznick
Julia Noznick

Accepts and Consents

Peter P. Noznick

Peter P. Noznick, not as grantor but as
spouse of grantor

COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISION OF PARAGRAPH 4(e) SECTION 31-45, REAL ESTATE TRANSFER TAX
LAW.

Date: December 7, 2002

Signed: Peter P. Noznick
Buyer, Seller or Agent

Property of Cook County Clerk's Office

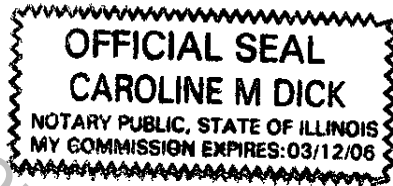
STATE OF ILLINOIS)
) SS.
COUNTY OF Lake)

I, Caroline M. Dick, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JULIA NOZNICK and PETER P. NOZNICK, personally known to me to be the same persons who executed the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 7th day of December, 2002.

Caroline M. Dick
Notary Public

My Commission Expires:



This Instrument Prepared By:
Strauss & Malk
104 Wilmot Road, Suite 350
Deerfield, IL 60015
847-374-8800

Mail To:
Michelle H. Gooze-Miller
Strauss & Malk
104 Wilmot Road, Suite 350
Deerfield, IL 60015
847-374-8800

Send all subsequent tax bills to:
Julia Noznick, Trustee
2730 Thayer
Evanston, IL 60201

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: December 7, 2002

Signature: Betty Flamm
Grantor or Agent

Subscribed and sworn to before me by the said Betty Flamm this 7th day of December, 2002

Caroline M. Dick
Notary Public



The grantee or his/her 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: December 7, 2002

Signature: Betty Flamm
Grantor or Agent

Subscribed and sworn to before me by the said Betty Flamm this 7th day of December, 2002

Caroline M. Dick
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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

F:12375\warranty deed in trust to Julia