

UNOFFICIAL COPY

Caution: Consult a lawyer before using or filing under this form. All warranties, including merchantability and fitness, are excluded.

3080597

THE UNDERSIGNED Robert E. Koch and Mary M. Koch, husband and wife

(collectively "Grantor") of the County of Cook and State of Illinois

for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, convey and (WARRANT /QUIT CLAIM) unto Bank One, Chicago, N.A. ITS SUCCESSOR OR SUCCESSORS, as Trustee under the provisions of a trust agreement dated the 22 day of April, 1977, and known as Trust Number 2007 (hereinafter referred to as the "trustee,") the real estate in the County of Cook and the State of Illinois legally described here or on the Reverse Side hereof

The West 47 1/2 feet of the North 35 feet of Lot 5 and the West 47 1/2 feet of Lot 6 in Block 55 in Evanston in Section 18, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

DEPT-01 \$25.50
T#0015 TRAN 0593 12/30/93 14:30:00
#1299 * -03-080597
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

HEREINAFTER CALLED "THE REAL ESTATE"

03080597

Common Address: 1112 Grove Street, Evanston, Il. 60201

Real Estate Tax I.D. Number(s): 11-18-314-008

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration, to convey the real estate 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 trustee; to donate, to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in 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 lease 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 the real estate, or any part thereof, for other real or personal property; to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof; and to deal with the real estate 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 trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or to be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 delivery thereof the trust created herein 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 herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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.

This conveyance is made upon the express understanding and condition that neither the trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligations or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations who, whenever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under the trust agreement and for all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possessions, 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 grantor 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.

The Grantors Robert E. Koch and Mary M. Koch has executed this deed as of December 15, 1993

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert E. Koch and Mary M. Koch, husband and wife personally known to me to be the same person s whose name s 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 releases and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of December, 1993

This instrument was prepared by Marilyn Koch, P.O. BOX 742, Lake Forest, IL 60045 (NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE
Bank One, Chicago, N.A.
Land Trust Dept.
MAIL TO 800 Davis St.
Evanston, Il. 60201

ADDRESS OF PROPERTY
1112 Grove St.
Evanston, Il. 60201
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO

ATTENTION: LAND TRUST DEPARTMENT
RECORDER'S OFFICE BOX NO.

CITY OF EVANSTON EXEMPTION

This transaction is exempt under the provisions of Real Estate Transfer Act Sect. 4 par e.

OFFICIAL RECORDS OR RECORDS HERE

2-26-93

2550

OFFICIAL SEAL
DANIEL T. EDWARDS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/27/98

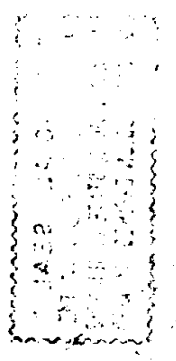
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DEED IN TRUST

RANK ONE,

TO

Property of Cook County Clerk's Office



Property Tax ID No.:

Common Address:

LEGAL DESCRIPTION

40303030

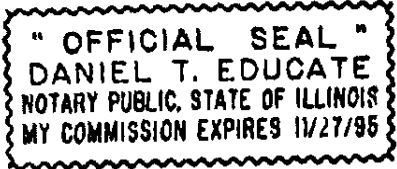
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STATEMENT BY GRANTOR AND GRANTEE

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 12-23, 1993 Signature: Marilyn Koch Atty
Grantor or Agent

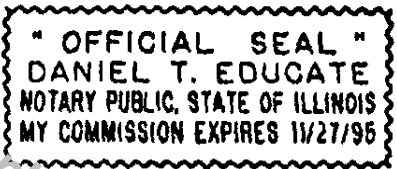
Subscribed and sworn to before me by the said Marilyn Koch this 23 day of December, 1993.
Notary Public [Signature]



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 12-23, 1993 Signature: Marilyn Koch Atty
Grantee or Agent

Subscribed and sworn to before me by the said Marilyn Koch this 23 day of December, 1993.
Notary Public [Signature]



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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Property of Cook County Clerk's Office

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EXEMPTIONS:

SECTION 3-29-6: The tax imposed by this Ordinance shall not apply to the following transactions, provided said transaction in each case is accompanied by a certificate setting forth the facts of such other certificate or record as the Director of Finance may require:

- (A) transactions involving property acquired by or from any governmental body;
- (B) transactions in which the deeds secure debt or other obligations;
- (C) transactions in which the deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded;
- (D) transactions in which the actual consideration covering the sale of any owner occupied residential unit is less than fifty thousand (\$50,000) and the seller qualifies under Section 8 Housing Assistance Payment Program Income Guidelines of the U.S. Housing Act of 1937, as amended from time to time;
- (E) transactions in which the full actual consideration is less than five hundred dollars (\$500);
- (F) transactions in which the deeds are tax deeds;
- (G) transactions in which the deeds are releases of property which is security for a debt or other obligation;
- (H) transactions in which the deeds are pursuant to a court decree;
- (I) transactions made pursuant to mergers, consolidations, transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (J) transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (K) transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one to the other shall not be exempt from the tax;
- (L) transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States; and
- (M) a transfer by lease

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SECTION 3-29-7: The taxes imposed by this Ordinance shall not be imposed on or transferred by an Executor or Administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy. The tax provided by this Ordinance shall further be exempt where the transaction is effected by operation of law or upon delivery or transfer in the following instances; provided, however, that a declaration form is filed:

- (A) from a decedent to his executor or administrator;
- (B) from a minor to his guardian or from a guardian to his ward upon attaining majority;
- (C) from an incompetent to his conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon the removal of the disability;
- (D) from a bank, trust company, financial institution, insurance company, or other similar entity, or nominee, custodian or trustee therefor, to a public officer or commission, or person designated by such officer or commission or by a court, in the taking over of its assets, in whole or in part, under state or federal law regulating or supervising such institutions, nor upon redelivery or retransfer by any such transferee or successor thereto;
- (E) from a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, nor upon redelivery or retransfer by any such transferee or successor thereto;
- (F) from a transferee under subsections A through E, inclusive, to his successor acting in the same capacity, or from one such successor to another;
- (G) from a foreign country or national thereof to the United States or any agency thereof, or to the government of any foreign country directed pursuant to the authority vested in the President of the United States by Section 5(b) of the Trading with the Enemy Act (40 Stat.415), as amended by the First War Powers Act (55 Stat.839)
- (H) from trustees to surviving, substitute, succeeding or additional trustees of the same trust;
- (I) upon the death of a joint tenant or tenant by the entirety, to the survivor or survivors.

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CITY OF EVANSTON REAL ESTATE TRANSFER TAX DECLARATION FORM

(Pursuant to Evanston City Code, Title 3, Chapter 29)

CHECK ALL THAT APPLY AND FILL OUT FORM COMPLETELY:

(For Recorder's Use Only)

RESIDENTIAL _____ COMMERCIAL EXEMPT _____ LAND TRUST _____
SINGLE FAMILY _____ MULTI-UNIT NO. OF UNITS 10
CONDOMINIUM _____

RECORDER'S NO.

DATE RECORDED

DATE OF FILING WITH THE CITY: 12-29-93

ADDRESS OF PROPERTY 1112 GROVE ST

Number and Street

60201

Zip Code

PERMANENT INDEX NUMBER (TAX NUMBER) 11-18-314-008

DATE OF DEED: 12-15-93 TYPE OF DEED: Deed in Trust

SALE PRICE OF PROPERTY (Full Actual Consideration) \$ 0

AMOUNT OF REAL ESTATE TRANSFER TAX: \$ 0

(\$5.00 per \$1000 of sale price or any fraction thereof)

NOTE: Certain transactions are exempt from the Evanston Real Estate Transfer Tax Ordinance. These exemptions are enumerated on the reverse side of this form (white). To claim one of these exemptions, fill in the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the Evanston Real Estate Transfer Tax Ordinance by paragraph(s) e of Section 3-29-6.

Details of exemption claimed, including documentation provided: (explain) _____

Transfer into ^{land} trust

WE HEREBY DECLARE THAT ALL THE FACTS CONTAINED IN THIS DECLARATION ARE TRUE AND CORRECT.

SELLER/GRANTOR: (Please Print)

03000597

MARY KOCH & ROBERT KOCH 1225 Sheridan, Winnetka 60091

Name

Address and Zip Code

SIGNATURE: M Koch, Atty

DATE SIGNED 12-29-93

Seller or Agent

BUYER/GRANTEE: (Please Print)

Bank One, Chicago, as trustee 800 Davis St Evanston 60201

Address and Zip Code

W/a dated ^{Not} 4-22-77 (\$2007)

12-29-93

SIGNATURE: M Koch

DATE SIGNED 12-29-93

Buyer or Agent

RETURN TO: CITY CLERK OF EVANSTON, 2100 RIDGE AVENUE, EVANSTON, IL 60201