

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)



0317739035

Eugene "Gene" Moore Fee: \$30.50

Cook County Recorder of Deeds

Date: 06/26/2003 11:35 AM Pg: 1 of 4

(The space above for Recorder's use only.)

THE GRANTOR, LANA LAKE (a/k/a Svetlana Lake), a divorced woman not since remarried, 26 Andover Circle, Northbrook, Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, **QUITCLAIMS** to **LANA LAKE**, 26 Andover Circle, Northbrook, Illinois, Trustee, under the **LANA LAKE Declaration of Trust dated December 5, 2002**, and to all and every successor or successors in trust under such trust agreement, the following described real estate in the County of Cook, State of Illinois:

UNIT 20 IN LOT 8 LEGALLY DESCRIBED AS FOLLOWS:

LOT 8 (EXCEPT THE SOUTHERLY 45.83 FEET THEREOF) IN THE IVY CLUB OF NORTHBROOK, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 25, 1996 AS DOCUMENT NUMBER 96895430, COOK COUNTY, ILLINOIS.

Street address: 26 Andover Circle, Northbrook, IL 60062
Real estate index number: 04-06-112-008

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and the respective trust agreements.

Full power and authority are granted to each trustee to improve, manage, protect, and subdivide the 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 the 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 vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, 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 to

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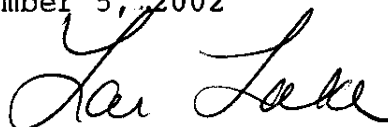
Page 2

amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or 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 the delivery thereof the trust created by this deed 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 deed and in the trust agreement or in some 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The Grantor has signed this deed on December 5, 2002



LANA LAKE, GRANTOR

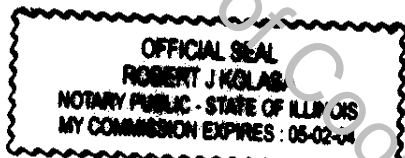
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Page 3**

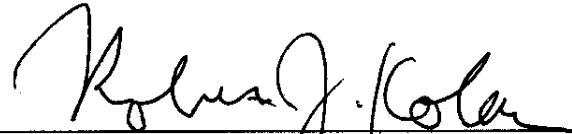
STATE OF ILLINOIS)
) ss.
 LAKE COUNTY)

I am a notary public for the County and State above. I certify that **LANA LAKE** (a/k/a Svetlana Lake) 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 signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Dated: December 5, 2002

(SEAL)





 Robert J. Kolasa, Notary Public
 My commission expires: May 2, 2004

**STATE OF ILLINOIS, DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT**

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act.

Dated: December 5, 2002


 Robert J. Kolasa, Attorney for Grantor

PREPARED BY & MAIL TO:

Robert J. Kolasa
 Attorney At Law
 582 N. Oakwood Avenue, Suite 200
 Lake Forest, IL 60045

SEND SUBSEQUENT TAX BILLS TO:

Lana Lake
 26 Andover Circle
 Northbrook, IL 60062

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EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

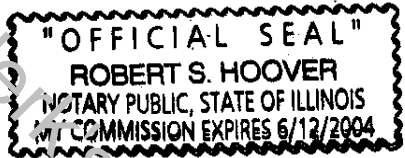
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 June 25, 2003

Signature: *Robert J. Kolasa*
Grantor or Agent

Subscribed and sworn to before me
By the said Robert J. Kolasa
This 24th day of June, 2003
Notary Public *Robert S. Hoover*

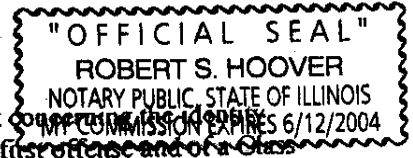


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 25, 2003

Signature: *Robert J. Kolasa*
Grantee or Agent

Subscribed and sworn to before me
By the said Robert J. Kolasa
This 24th day of June, 2003
Notary Public *Robert S. Hoover*



NOTE: Any person who knowingly submits a false statement concerning the commission 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.)