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Date Nov. 16, 1994 *Emm...*

DEED IN TRUST

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THE GRANTORS (NAME AND ADDRESS)

LEONARD D. ERON AND  
MADELINE M. ERON, HUSBAND AND  
WIFE OF

1616 Sheridan Road  
Wilmette, Illinois 60091

Village of Wilmette Exempt  
Real Estate Transfer Tax  
Exempt 3178 Issue Date DEC 6 1994

04033463

04033463

(The Above Space For Recorder's Use Only)

COOK COUNTY RECORDER  
12/09/94 12:11:00  
12278 12/14/94 0135463

of Wilmette County of Cook and State of Illinois, in consideration of the sum of Ten (\$10,000) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to Madeline M. Eron as Trustee, under the terms and provisions of a certain Trust Agreement dated the 27th day of July, 1994, and designated as THE MADELINE M. ERON TRUST, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 05-27-200-058-1027

Address(es) of Real Estate: 1616 Sheridan Road, #4B, Wilmette, Illinois

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 tenancy shall not exceed a single term of 199 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, deed, 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.

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.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County MY HUSBAND LEONARD D. ERON

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

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 Illinois in such case made and provided.

The Grantor u hereby waive     and release     any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 15<sup>TH</sup> day of NOVEMBER 1994

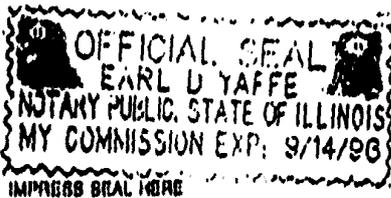
PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

Leonard D. Eron  
LEONARD D. ERON

Madelaine M. Eron (SEAL)  
MADELINE M. ERON

    (SEAL)     (SEAL)

State of Illinois, County of LAKE ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEONARD D. ERON AND MADELINE M. ERON, HUSBAND AND WIFE



personally known to me to be the same persons whose names at 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15<sup>TH</sup> day of NOVEMBER 1994

Commission expires     19    Earl D. Yaffe  
NOTARY PUBLIC

This instrument was prepared by Earl D. Yaffe, 180 North LaSalle St., Chicago, IL  
(NAME AND ADDRESS) 60601

04073-163

## Legal Description

UNIT NO 4-B AS DELINEATED UPON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (PARCEL) LOT A IN M.A. PANCOE SUBDIVISION BEING LOT 2 (EXCEPT SOUTHWESTERLY 100 FEET OF THE NORTHWESTERLY 130 FEET 3 INCHES AND EXCEPT THE SOUTHEASTERLY 3.5 FEET OF THE SOUTHWESTERLY 100 FEET) IN BLOCK 2 IN SUBDIVISIONS OF BLOCK 1 AND 2 OF GAGE'S ADDITION TO THE VILLAGE OF WILMETTE AND 40 FEET LYING WEST AND ADJOINING WEST LINE OF BLOCKS 1 AND 2 THEREOF SAID ADDITION BEING A SUBDIVISION OF FRACTIONAL SOUTHWEST 1/4 AND FRACTIONAL NORTHEAST 1/4 OF FRACTIONAL SECTION 27, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 5 CHAINS OF FRACTIONAL SOUTHEAST 1/4 AND THE EAST 40 FEET OF FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 27 AND ALSO THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 LYING EAST OF CHICAGO MILWAUKEE RAILROAD IN COOK COUNTY, ILLINOIS.

SEND SUBSEQUENT TAX BILLS TO

MAIL TO { Earl D. Yaffe (Name)  
180 N. LaSalle St., Ste. 1801 (Address)  
Chicago, Illinois 60601 (City, State and Zip)

Leonard D. Eron (Name)  
1616 Sheridan Road (Address)  
Wilmette, Illinois 60091 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO    



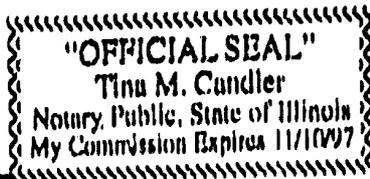
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## STATEMENT BY GRANTOR AND GRANTEE

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 Nov. 15, 1994 Signature: Earl D. [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said this 15<sup>th</sup> day of November, 1994.  
Notary Public Tina M. Candler



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 Nov. 15, 1994 Signature: Earl D. [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said this 15<sup>th</sup> day of November, 1994.  
Notary Public Tina M. Candler



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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