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WARRANTY DEED IN TRUST

Doc#: 0408322198
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 03/23/2004 03:58 PM Pg: 1 of 4

NAME OF GRANTEE AND
SEND SUBSEQUENT TAX BILLS TO:

Martha J. Kinzel, Trustee
2338 Greenwood Avenue
Wilmette, Illinois 60091

THE GRANTORS, JEFFREY C. KINZEL and MARTHA J. KINZEL, married to each other, of Cook County, Illinois, in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, CONVEY and WARRANT to MARTHA J. KINZEL, TRUSTEE of the MARTHA J. KINZEL LIVING TRUST dated February 12, 2002, or her successor(s) in Trust under this Trust, the fee simple title to the real estate described below:

LEGAL DESCRIPTION:

PARCEL 1:

LOT TWENTY TWO (22) IN BLOCK ONE (1), IN C.W. FRANZ SUBDIVISION OF THE SOUTH HALF 1/2 OF THE NORTH EAST QUARTER 1/4 OF THE SOUTH EAST QUARTER 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:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR A DRIVEWAY UPON THE PREMISES DESCRIBED AS THE EAST 3 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. KIERNEN AND ETHELDA T. KIERNAN DATED APRIL 21, 1950 AND FILED MAY 1, 1950 AS DOCUMENT 1293235.

Permanent Tax No.: 05-29-413-025-0000
Common Address: 2338 Greenwood Avenue, Wilmette, Illinois 60091

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

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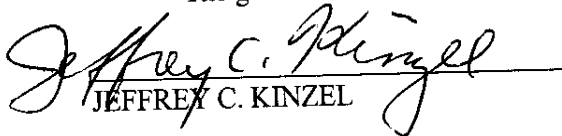
Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises 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 said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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 an 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 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.

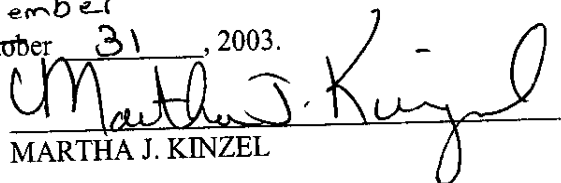
In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said 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 Indenture and by said Trust 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 or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustees were 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.

And the 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.

The grantors have set their hand and seal on ^{December} ~~October~~ ³¹, 2003. MSK JK


JEFFREY C. KINZEL


MARTHA J. KINZEL

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms and verifies 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 and hold title to real estate under the laws of the State of Illinois.

Dated January 12, 2004 Signature: [Signature]
~~Grantor or Agent~~

Subscribed and sworn to before me by the said Agent this 12th day of January, 2004.

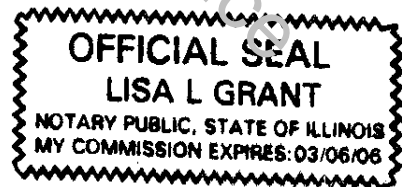


Notary Public [Signature]

The grantee or his/her agent affirms and verifies 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.

Dated January 12, 2004 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 12th day of January, 2004.



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