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Doc#: 0423644130
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 08/23/2004 02:43 PM Pg: 1 of 6

TRUSTEE'S DEED IN TRUST

THIS INDENTURE WITNESSETH, that Steve Pankow, Melanie Pankow and Levka Pankow, as Independent Trustees for the Drew-Deron: Pure-Family-Trust, **GRANTORS**, for and in consideration of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEY and QUIT CLAIM** to Levka Pankow, of 44 Park Lane, Unit 530, Park Ridge, Illinois 60068, not personally but solely as Trustee (said "trustee") under the provisions of the Levka Pankow Trust dated March 31, 1989, and unto all and every successor or successors in trust under said trust agreement, the following described real estate located in the County of Cook, and State of Illinois to wit:

PARCEL 1: UNIT NUMBER 530 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREIN AFTER REFERRED TO AS PARCEL) PART OF LOTS 2, 3, AND 4 IN ANN MURPHY ESTATE DIVISION OF LAND IN SECTIONS 27 AND 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 44427, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22996722; TOGETHER WITH AN UNDIVIDED 0.690 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, THROUGH THE COMMUNITY AREA AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR PARK LANE COMMUNITY ASSOCIATION, RECORDED FEBRUARY 13, 1975, AS DOCUMENT NO. 22996721, AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 44427 TO FLORENCE H. NORDLOF DATED FEBRUARY 18, 1975 AND RECORDED APRIL 2, 1975 AS DOCUMENT 23038209, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 09-27-306-145-1135 and 09-27-306-153-0000

Address of Property: 44 Park Lane, Unit 530, Park Ridge, Illinois 60068

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX LAW.


Levka Pankow, Grantee

DATED: 7-24, 2004

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

Full power and authority are hereby granted to said trustee 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 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 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 praesenti or in futuro, 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 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 or 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 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 said trustee, 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 trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee 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 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 said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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.

The interest of each and every beneficiary under said trust agreement 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

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no beneficiary under said trust agreement 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.

IN WITNESS WHEREOF, the Grantors as Independent Trustees as aforesaid, have hereunto set their hands and seals this 24 day of July, 2004.



Steve Pankow

Property of Cook County Clerk's Office

STATE OF ILLINOIS)

COUNTY OF COOK) ss.

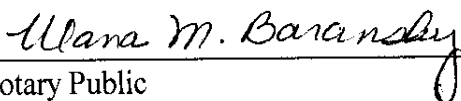


CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

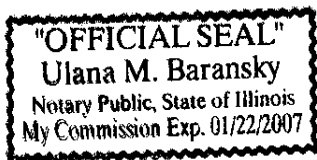
NO. 23451

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steve Pankow, as Independent Trustee of the Drew-Deron: Pure-Family-Trust, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of July, 2004.



Notary Public



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Melanie Pankow

Melanie Pankow

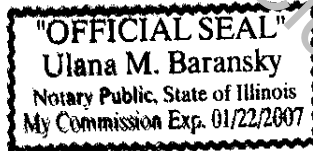
STATE OF Illinois)
) ss.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Melanie Pankow, as Independent Trustee of the Drew-Deron: Pure-Family-Trust, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of July, 2004.

Ulana M. Baransky

Notary Public



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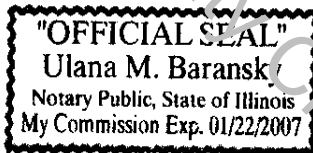
Levka Pankow
Levka Pankow

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Levka Pankow, as Independent Trustee of the Drew-Deron: Pure-Family-Trust, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this ^{24th} day of July, 2004.

Ulana M. Baransky
Notary Public



PREPARED BY AND MAIL TO:

Robert V. Lewis, Esq.
Schuyler, Roche & Zwirner, P.C.
One Prudential Plaza
130 E. Randolph
Suite 3800
Chicago IL 60601



SEND SUBSEQUENT TAX BILLS TO:

Levka Pankow, Trustee
44 Park Lane
Unit 530
Park Ridge IL 60068



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EUGENE "GENE" MOORE

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

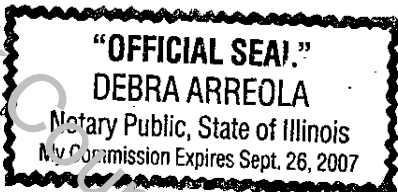
GRANTOR/GRANTEE STATEMENT

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 August 20, 20 04

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grant
This 20th day of August, 20 04
Notary Public [Signature]

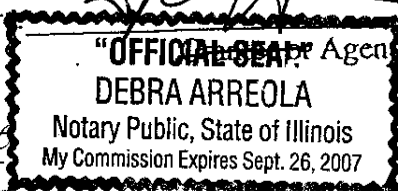


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 20, 20 04

Signature: [Signature]
Agent

Subscribed and sworn to before me
By the said Agent
This 20th day of August, 20 04
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.)