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Doc#: 0426650132
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 09/22/2004 02:21 PM Pg: 1 of 5

DEED IN TRUST

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Village Code Chapter 10
EXEMPT Transaction
Skokie Office 09/10/04

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

THE GRANTOR, BEATRICE C. PERL of the Village of Skokie, Cook County, Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Conveys and WARRANTS to BEATRICE C. PERL, 9801 Gross Point Road, Unit 323, Skokie, Illinois 60076 as trustee, under the provisions of a trust agreement dated September 10, 2004, and known as the BEATRICE C. PERL TRUST and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

See Exhibit A attached

Street Address: 9801 Gross Point Road, Unit 323, Skokie, Illinois 60076

Real estate index number: 10-10-406-019-1045

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 in the trust agreement.

Full power and authority are granted to the 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 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

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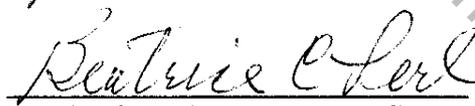
of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part thereof; 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The grantor has signed this deed on Sept 10, 2004.


Beatrice C. Perl Grantor

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EXHIBIT A

LEGAL DESCRIPTION

Unit No. 323 as delineated on the survey of the following parcel of real estate (hereinafter referred to as the "Development Parcel"):

PARCEL 1:

That part of the Northwest quarter of the Southeast quarter of Section 10, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows:

Beginning at a point 19 chains and 90 links South of and 7 chains, 86 links East of the Northwest corner of the Southeast quarter of Section 10, Township 41 North, Range 13, East of the Third Principal Meridian, running thence North 44 degrees East 543.0 feet; thence Southeasterly 426.0 feet to a point on the East line of the West half of the Southeast quarter of the above section, 286 feet North of the Southeast corner of the Northwest quarter of the Southeast quarter of said Section 10; thence South on said East line of the West half, 275.0 feet to a point 11 feet North of the Southeast corner of said Northwest quarter of the Southeast quarter of Section 10; thence Westerly to the point of beginning 792.10 feet (except the East 163.0 feet and except the South 128.0 feet of said premises); ALSO

PARCEL 2:

The Southerly 10 feet (as measured at right angles to the Southerly line) of Lot 1 in Paul Herme's Sub-division of part of the West half of the Southeast quarter of Section 10, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit "A" to Condominium Declaration made by the Exchange National Bank of Chicago, as Trustee under its Trust No. 30184 dated June 1, 1975, which Condominium Declaration is recorded with the Recorder of Cook County as Document No. 23562310, together with an undivided 2.08 per cent interest in said Development Parcel (excepting from said Development Parcel all of the property and space comprising all of the units thereof as defined and set forth in said Condominium Declaration and Survey); and also together with a perpetual easement consisting of the right to use for parking purposes Parking Space(s) No. 72 & 73 & 74 as delineated on the survey attached as Exhibit "A" to the said Condominium Declaration.

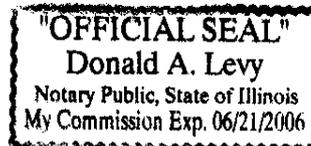
UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or their agent affirms that, to the best of 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 9/10 2004 Signature: Beatrice C. Perl
Beatrice C. Perl Grantor

Subscribed and sworn to before me
by the said Beatrice C. Perl
this 10th day of Sept 2004.

Donald A. Levy
Notary Public

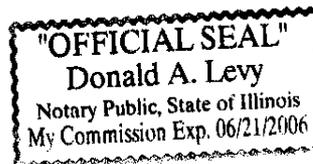


The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9/10 2004 Signature: Beatrice C. Perl
Beatrice C. Perl Grantee

Subscribed and sworn to before me
by the said Beatrice C. Perl this
10th day of Sept 2004.

Donald A. Levy
Notary Public



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 offence and of a Class A misdemeanor for subsequent offenses.