



DEED IN TRUST
(ILLINOIS)

Doc#: 0431302362
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/08/2004 02:31 PM Pg: 1 of 3

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

100-3
D-2-5-6
5238558

THE GRANTOR Dennis R. Drummer,
married to Bernice Drummer
of the County of Cook and State of Illinois
for and in consideration of Ten and no/100ths (\$10.00)
DOLLARS, and other good and valuable considerations in hand paid,
Convey S and (WARRANT S / QUIT CLAIM)* unto

James H. Loprete DD

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the _____
day of February 11, 1985, and known as
1985 E. Curtis Matthews, Jr. Family Trust
Trust Number _____ (hereinafter referred to as "said trustee,"
regardless of the number of trustees,) and unto all and every successor or
successors in trust under said trust agreement, the following described real
estate in the County of Cook and State of Illinois, to wit:
See EXHIBIT A

Above Space for Recorder's Use Only

This is not homestead property.

Subject to: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2003.

Permanent Real Estate Index Number(s): 10-13-417-014-0000

Address(es) of real estate: 1453-1465 North Lake Street, Evanston, Illinois 60201

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, street, 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.

Box 400-CTCC *[Signature]*

UNOFFICIAL COPY

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 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.

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

And the said grantor _____ hereby expressly waive S and release S 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.

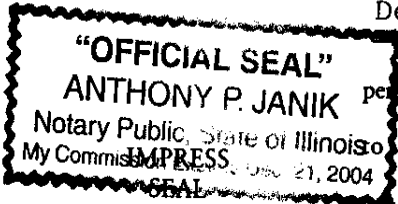
In Witness Whereof, the grantor _____ aforesaid ha s hereunto set his hand _____ and seal _____ this 5th day of November, 2004.

Dennis R. Drummer (SEAL) _____ (SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notar Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Dennis R. Drummer, married to Bernice Drummer



personally known to me to be the same person _____ whose name _____ is _____ subscribed

the foregoing instrument, appeared before me this day in person, and acknowledged that

_____ h _____ signed, sealed and delivered the said instrument as _____ his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3rd day of November, 2004

Commission expires 12/21 2004 Anthony P. Janik

NOTARY PUBLIC

This instrument was prepared by Anthony P. Janik, 1 E. Wacker Dr., #3800, Chicago, IL 60601 (Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Steven C. Repel

MAIL TO: { (Name) 543 Sheridan Road (Address) Evanston, Illinois 60202 (City, State and Zip) }

SEND SUBSEQUENT TAX BILLS TO: JD

James H. Loprete, Trustee (Name)

1985 E. Curtis Matthews Jr. Family Trust (Address)

1420 Davis St, Evanston IL 60202 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY


EXHIBIT A

LOT 7 IN COSGROVE'S SUBDIVISION OF LOTS 5 TO 10 OF BLOCK 58 IN VILLAGE OF EVANSTON, A SUB OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of COOK COUNTY Clerk's Office

STATE TAX

STATE OF ILLINOIS



NOV. -5.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000001569


REAL ESTATE TRANSFER TAX
0043500
FP 103024

CITY OF EVANSTON 016379
 Real Estate Transfer Tax
 City Clerk's Office

PAID OCT 27 2004 AMOUNT \$ 2175.00
 Agent [Signature]

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV. -5.04

REVENUE STAMP

000001597

REAL ESTATE TRANSFER TAX
0021750
FP 103022