

UNOFFICIAL COPY



DEED IN TRUST

Mail to:

Dowd, Dowd & Mertes, Ltd.
701 Lee St., Suite 790
Des Plaines, IL 60016

Doc#: 0434549054
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/10/2004 07:27 AM Pg: 1 of 4

Name & Address of Taxpayer:

Ruth E. Birman
770 Pearson St., #203
Des Plaines, IL 60016

Above Space for Recorder's Information

THE GRANTOR, RUTH E. BIRMAN, a Widow of 770 Pearson Street, Unit 203, Des Plaines, Cook County, Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) in hand paid, CONVEYS and QUIT-CLAIMS unto RUTH E. BIRMAN, as Trustee under the provisions of the RUTH E. BIRMAN TRUST DATED JUNE 28, 2004, (hereinafter referred to as "said trustee", regardless of the number of trustees) of 770 Pearson Street, Unit 203, Des Plaines, Cook County, Illinois, 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:

Parcel One: Unit 2-203 in the Library Courne Condominiums, as delineated on a survey of the following described property: Part of Lot 5 in Library Plaza Subdivision of part of Section 17, Township 1 North, Range 12, East of the Third Principal Meridian, as recorded in the Office of the Recorder of Deeds of Cook County, on August 17, 1999, as Document Number 99784926, in Cook County, Illinois, which survey is attached as Exhibit B to the Declaration of Condominium recorded as Document Number 0010707755, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel Two: The exclusive right to the use of Parking Space Number PCL-44 and PCL-45 and Storage Space Number SCL-36, as limited common elements, as set forth in the Declaration of Condominium and Survey attached thereto recorded as Document Number 0010707755, as amended from time to time.

Parcel Three: Nonexclusive easement for the benefit of Parcel 1 for ingress and egress over and upon Lot 7 in Library Plaza Subdivision aforesaid as granted to conveyed to in the Ingress and Egress Agreement recorded August 17, 1999 and known as Document Number 99784925, in Cook County, Illinois.

Address of Property: 770 Pearson Street, Unit 203
Des Plaines, Illinois 60016

Permanent Index No.: 09-17-419-041-1165

Exempt deed or instrument
eligible for recordation
without payment of tax.

S. Brown 12/2/04
City of Des Plaines

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.

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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 hereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms 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.

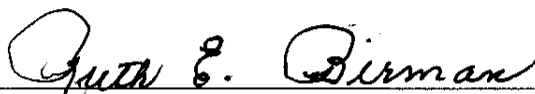
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, lease or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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.

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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.

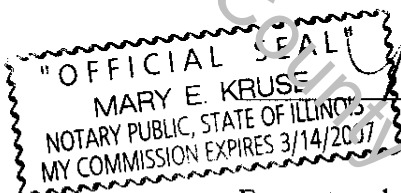
30th IN WITNESS WHEREOF, the grantor aforesaid has hereunder set her hand and seal, this day of November, 2004.



Ruth E. Birman

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

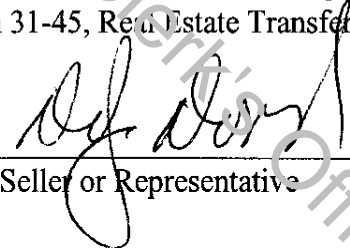
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RUTH E. BIRMAN, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 30th day of November, 2004.




Notary Public

Exempt under Provisions of Paragraph E
Section 31-45, Real Estate Transfer Act


Buyer, Seller or Representative

11/30/04
Date

This document prepared by:

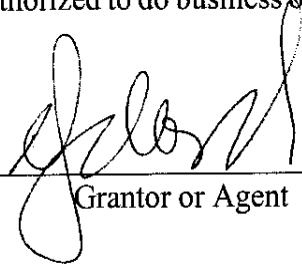
Daniel J. Dowd, Esquire
Dowd, Dowd & Mertes, Ltd.
701 Lee Street, Suite 790
Des Plaines, IL 60016

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or 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 a 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: November 30, 2004



Grantor or Agent

Subscribed and Sworn to before me this 30th day of November, 2004

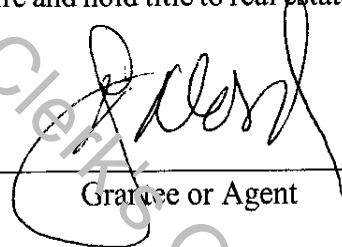


Notary Public



The grantee or the grantee's agent affirms and swears 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 a 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.

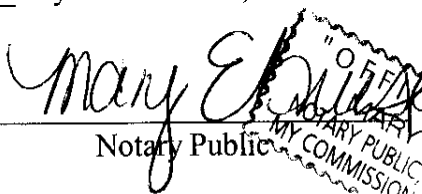
Dated: November 30, 2004



Grantee or Agent

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.

Subscribed and Sworn to before me this 30th day of November, 2004



Notary Public

