

cert 2

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Doc#: 0529241128 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/19/2005 03:22 PM Pg: 1 of 3

TRUSTEE'S DEED IN TRUST

THIS INDENTURE, made this 14th day of October, 2005, between MIRIAM E. LANDSMAN, as successor trustee under the WARREN P. LANDSMAN 2000 TRUST, CREATED BY DECLARATION OF TRUST dated the 18th day of May, 2000, grantor, and

MARGARET A. LAWSON, as Trustee under the provisions of the SUSAN E. AVRIL REVOCABLE TRUST, dated the 11th day of September, 2002, grantees,

WITNESSETH, That grantors, in consideration of the sum of TEN (\$10.00) AND 00/100 ----- Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said successor trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

Lot 2 in resubdivision of Lot 1 (except the South 50 feet thereof) in the resubdivision of Lot 1 in L. L. Greenleaf's Subdivision of Block 35 in Evanston in the South East Fractional 1/4 of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded January 24, 1967, as Document Number 20050665, in Cook County, Illinois

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 11-18-421-030-0000

Address: 234 Greenwood, Evanston, Illinois 60091

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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

CENTENNIAL TITLE INCORPORATED

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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 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, 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 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(s) hereby expressly waive(s) and release 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.

STATE TAX  OCT. 18.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000087887	REAL ESTATE TRANSFER TAX	COUNTY TAX  OCT. 18.05 REVENUE STAMP	# 0000174561	REAL ESTATE TRANSFER TAX
		01080.00			
		FP326669			FP326670

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IN WITNESS WHEREOF, the grantor, as successor trustee as aforesaid, has hereunto set her hand and seal the day and year first above written.

Miriam E. Landsman

MIRIAM E. LANDSMAN

as successor trustee as aforesaid

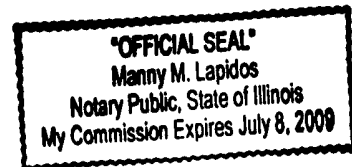
State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MIRIAM E. LANDSMAN,

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, as such successor trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, October 14, 2005.

Manny M. Lapidos

Notary Public



Prepared by: Manny M. Lapidos, Attorney at Law
4709 W. Golf Road, Suite 475
Skokie, Illinois 60076

Send Tax Bills to: *SUSAN AVRIL*
234 Greenwood
Evanston, IL 60091

Return Deed to: Ms. Katherine S. O'Malley, Attorney at Law
1528 Lincoln Street
Evanston, IL 60201

CITY OF EVANSTON 018401

Real Estate Transfer Tax

City Clerk's Office

PAID

OCT 14 2005

AMOUNT \$ 5,400

Agent OB