

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTOR, EDRITA F. BRAUN,  
a single person,



Doc#: 0603350085 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/02/2006 12:41 PM Pg: 1 of 4

of the Village of Northfield, County of  
Cook, State of Illinois, in consideration  
of the sum of Ten and 00/100 Dollars  
(\$10.00), and other good and valuable  
consideration, the receipt of which is  
hereby acknowledged, hereby conveys  
and quit claims to

MARY EDRITA FORL BRAUN, as Trustee of the Mary Edrita Braun Trust Dated March 12, 1987 and to  
any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed,  
the following described real estate: (See attached legal description)

Permanent Index Number (PIN): 04-24-216-009-1030

Address(es) of Real Estate: 1855 Old Willow Road, #314, Northfield, IL 60093

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust  
Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) to dedicate parks, streets, highways or alleys, and to vacate any portion of the premises, (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

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- 3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statues of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 8 day of December, 2005.

Edrita F. Braun (SEAL)  
EDRITA F. BRAUN

State of Illinois, County of Lake ss-I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDRITA F. BRAUN, 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, including the release and waiver of the right of homestead



Given under my hand and official seal, this 8th day of December, 2005.

Barbara D. Salmeron  
NOTARY PUBLIC

This instrument was prepared by Barbara D. Salmeron, Attorney at Law, 420 Green Bay Road, Kenilworth, IL 60043.

**Exempt under Real Estate  
Transfer Tax Act Sec. 4, par. E  
& Cook County ord. 35104, par. E.**

Date Dec 8, 2005  
Barbara D. Salmeron, Atty

Mail to:

Barbara D. Salmeron  
420 Green Bay Road  
Kenilworth, IL 60043

Send Subsequent Tax Bills to:

Edrita F. Braun  
1855 Old Willow Road, #314  
Northfield, IL 60093

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UNIT 314 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 IN THE FINAL PLAT OF OLD WILLOW SUBDIVISION, OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED MAY 6, 1998 AS DOCUMENT NUMBER 98373125.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON MAY 14, 1999 AS DOCUMENT NO. 99470406 AS AMENDED BY SECOND AMENDMENT RECORDED AS DOCUMENT 0010200903 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY) ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA S-3 AND GARAGE PARKING SPACE P-23 AND P-24, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99470406.

04-24-216-009-1030

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 February 1, 2006

Signature Barbara Salmeron  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Barbara Salmeron THIS 1st DAY OF February, 2006.



NOTARY PUBLIC Tiffany Greiner

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 February 1, 2006

Signature Barbara Salmeron  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Barbara Salmeron THIS 1st DAY OF February, 2006.



NOTARY PUBLIC Tiffany Greiner

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]