

UNOFFICIAL COPY



Doc#: 0604550055 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/14/2006 12:08 PM Pg: 1 of 4

DEED IN TRUST

THE GRANTOR, JO ANN KING, divorced and not since remarried, of the City of Evanston, Cook County, Illinois, for and in consideration of TEN Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants to JO ANN KING, of Apt. 2G, 1500 Oak Avenue, Evanston, Illinois 60201, as trustee, under the provisions of a declaration of trust dated February 25 2006, and known as the JO ANN KING TRUST, and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

Unit 2-G as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lot 1 in the Plat of Consolidation of the north 36 feet of Lot 2, and all of Lots 3 and 4 in Block 55 in Evanston in the southwest 1/4 of Section 18, Township 41 North, Range 14 east of the Third Principal Meridian, according to the Plat thereof recorded October 20, 1969, in the office of the Recorder of Deeds of Cook County, Illinois as Document 20989692 which survey is attached as Exhibit "A" to a certain Declaration of Condominium Ownership made by the American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated February 25, 1969 known as Trust Number 27931 and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document 21376247 together with its undivided percentage interest in said parcel, (excepting from the said parcel, all the property and space comprising all the units thereon, as defined and set forth in the said Declaration and survey), in Cook County, Illinois. The right to the use of Garage Parking Space #20 is included in the conveyance.

Street address: 1500 Oak Avenue, Unit 2G
City, State, Zip: Evanston, IL 60201
Real estate index number: 11-18-314-019-1013

CITY OF EVANSTON
EXEMPTION
Mary F. Davis
CITY CLERK

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

HP

UNOFFICIAL COPY

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 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.

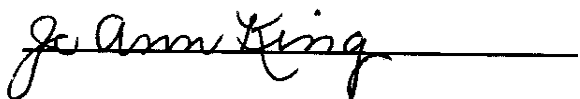
In no case shall any party dealing with the trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced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

The grantor has signed this deed on February 1, 2006.



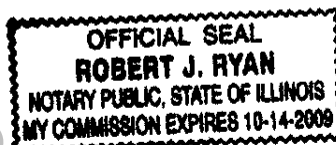
UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
LAKE COUNTY)

I am a notary public for the County and State above. I certify JO ANN KING, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the 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.

Dated: February 1, 2006.

[Signature]
Notary Public



Send future tax bills to:

Jo Ann King
Unit 2G
1500 Oak Avenue
Evanston, IL 60201

This deed was prepared by:

Robert J. Ryan, Suite 303
560 Green Bay Rd, Winnetka, IL 60093

RETURN TO:

ROBERT J. RYAN, Suite 303
560 Green Bay, Winnetka, IL 60093

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT.

DATED: 2/1/06

[Signature]
BUYER, SELLER OR REPRESENTATIVE

RE: KingJoann.DeedinTr 1/23/06

UNOFFICIAL COPY

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 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.

Date: 2/14/06

Signature: [Handwritten Signature]
Grantor or Agent

OFFICIAL SEAL
STEPHEN G MITCHELL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/28/06
SUBSCRIBED and SWORN to before me on
2/14/06

[Handwritten Signature]
Notary Public

(Impress Seal Here)

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.

Date: 2/14/06

Signature: [Handwritten Signature]
Grantee or Agent

~~SUBSCRIBED and SWORN to before me on~~
OFFICIAL SEAL
STEPHEN G MITCHELL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/28/06
(Impress Seal Here)

[Handwritten Signature]
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 offense and 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 Act.]