

# UNOFFICIAL COPY



Doc#: 0734760082 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/13/2007 12:36 PM Pg: 1 of 4

## DEED IN TRUST

The Grantor MILDRED P. BECKER, a widow and not since remarried of 10015 Beverly Unit 311 of the Village of Skokie, County of Cook, and State of Illinois, in consideration of the sum of Ten (10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to ROBERTA CAROL BECKER as Trustee, under the terms and provisions of a certain Trust Agreement dated the 9<sup>th</sup> day of August, and designated as the MILDRED P. BECKER LIVING TRUST and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

### Legal Description:

Unit 311 together with its undivided percentage interest in the common elements in Old Orchard East Condominium as delineated and defined in the declaration recorded as Document Number 23510757, in the Northwest 1/4 of Fractional Section 10, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Number (PIN): 10-10-103-030-1033

Address of Real Estate: 10015 Beverly, Unit #311, Skokie Illinois, 60076

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 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 199 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

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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 to 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 dully appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County KAREN SUE BECKER-SMITH is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 9<sup>th</sup> day of August, 2007

Mildred P. Becker (SEAL)  
MILDRED P. BECKER

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 MILDRED P. BECKER, a widow and not since remarried, personally known to me to be the same person whose name 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 rights of homestead.

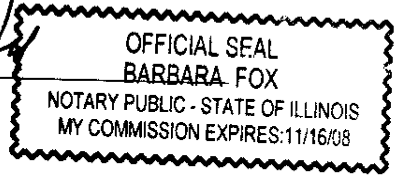
VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Village Code Chapter 98  
EXEMPT Transaction  
Chicago Office 12/13/2007

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Given under my hand and official seal, this 9<sup>th</sup> day of August, 2007

Commission expires \_\_\_\_\_

*Barbara Fox*  
Notary Public



This instrument was prepared by Barbara N. Fox 5005 W. Touhy Ave #202, Skokie, IL 60077

Property of Cook County Clerk's Office

Mail To: {Barbara N. Fox }  
{5005 W. Touhy Ave #202 }  
{Skokie, IL 60077 }  
Recorder's Office Box No. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:  
Roberta Becker, Trustee  
1634 W. Chase  
Chicago, IL 60126

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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 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 August 9, 2007

*Mildred P. Becker*  
MILDRED P. BECKER

Subscribed and sworn to before me on August 9, 2007

*Barbara Fox*  
Notary Public  
OFFICIAL SEAL  
BARBARA FOX  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/31/08

The grantor or his/her agent affirms that, to the best of his/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 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 August 9, 2007

*Roberta C. Becker*  
ROBERTA C. BECKER

Subscribed and sworn to before me on August 9, 2007

*Barbara Fox*  
Notary Public  
OFFICIAL SEAL  
BARBARA FOX  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/31/08

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 the provisions of section 4 of the Illinois Real Estate Transfer Tax Act.)