

DEED IN TRUST

9455/0013 09 006 Page 1 of 3
1998-11-16 15:30:14
Cook County Recorder 25.50



08028284

The GRANTOR, EDITH WAGNER, widow of ERNST WAGNER, not since remarried, of the County of Cook, State of Illinois, for and in consideration of TEN and no/ 100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto EDITH WAGNER and ILSE J. WILNEWIC, or the survivor, not individually but as Co-Trustee(s) of the EDITH WAGNER REVOCABLE TRUST AGREEMENT dated November 13, 1998, and any amendments thereto, or their successors in interest, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

COOK COUNTY
RECORDER
JESSE WHITE
SKOKIE OFFICE

UNIT 2-C AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 2ND DAY OF JANUARY 1968 AS DOCUMENT NUMBER 2367010.

AN UNDIVIDED 8.97 % INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOT NINE (9), LOT TEN (10) AND LOT ELEVEN (11) IN BLOCK NINE (9), IN ROSE PARK, A SUBDIVISION OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWN 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

P.I.N.: 13-13-323-046-1010

PROPERTY ADDRESS: 4136 N. CALIFORNIA, CHICAGO, IL 60618

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.

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 thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in 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 lease 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, 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

Handwritten initials/signature

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 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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 13th day of November, 1998.

Edith Wagner (SEAL)
EDITH WAGNER

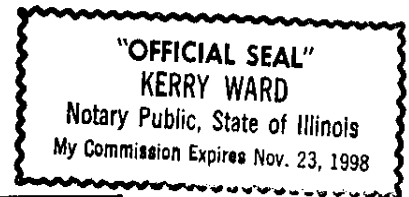
IMPRESS
SEAL
HERE

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 EDITH WAGNER, widow of ERNST WAGNER not since remarried, 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 13 day of November, 1998.

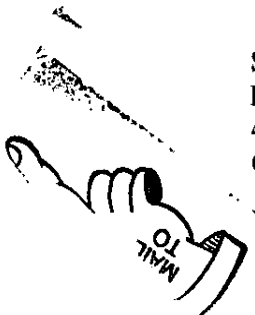
Kerry Ward
Notary Public



This instrument was prepared by Brian S. Denenberg, 790 Frontage Road, Northfield, Illinois 60093

Mail to:
Brian S. Denenberg
DENKEWALTER & ANGELO
790 Frontage Road
Northfield, Illinois 60093

Send subsequent tax bills to:
Mrs. Edith Wagner
4136 N. California
Chicago, Illinois 60618



This transaction is exempt pursuant to Section 4, Paragraph E of the Real Estate Transfer Tax Act.

B S Denenberg 11/13/98
Grantor, Attorney or Agent Date

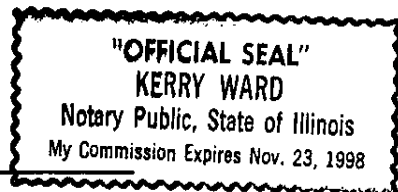
UNOFFICIAL COPY

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, 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 November 13, 1998 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Brian S. Denenberg this 13th day of November 1998
Notary Public Kerry Ward



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, 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 13, 1998 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Brian S. Denenberg this 13th day of November 1998
Notary Public Kerry Ward



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