

UNOFFICIAL COPY



0805116062

Doc#: 0805116062 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/20/2008 01:45 PM Pg: 1 of 3

Quit Claim Deed in Trust

The Grantor, JANICE B. ZULKEY, of Evanston, Cook County, Illinois, married to Edward J. Zulkey, who joins in this Deed only for the purpose of waiving any rights to homestead, for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, conveys and quit claims to JANICE B. ZULKEY, not individually but solely as trustee of the Janice B. Zulkey Trust Agreement dated September 27, 1996, (hereinafter referred to as "said trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under each said Trust Agreement, the Grantee, all the right, title and interest of the Grantor to and in the real estate located in Cook County, Illinois described as follows:

(The above space for Recorder's use only)

THAT PART OF LOT 12 IN KNOX'S RESUBDIVISION OF BLOCK 6 IN GISS LADD AND GEORGE'S ADDITION TO EVANSTON IN NORTH EAST ¼ SECTION 19 TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 12, 132.35 FEET SOUTHERLY FROM NORTH WEST CORNER OF SAID LOT THENCE EAST PARALLEL WITH NORTH LINE OF SAID LOT 183 FEET TO CENTER LINE OF EDGEWERE COURT; THENCE SOUTHERLY PARALLEL WITH WEST LINE OF SAID LOT 100 FEET; THENCE WEST PARALLEL WITH NORTH LINE OF SAID LOT 12, 183 FEET TO WEST LINE OF SAID LOT 12 AND THENCE NORTHERLY 100 FEET TO PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS

Permanent Property Index No.: 11-19-225-027-0000

Address: 932 Edgemere Court, Evanston, IL 60202

EXEMPT UNDER PROVISIONS OF
PARAGRAPH (2), SECTION 45
REAL ESTATE TRANSFER TAX ACT

[Signature]
Buyer, Seller, Representative

TO HAVE AND TO HOLD the said property upon the Trusts and purposes herein and in said Trust Agreements set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide 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 property 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 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 property 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 property, or to whom said property 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 property, or be obliged to see that the terms of this Trust have been

CITY OF EVANSTON
EXEMPTION

[Signature]
CITY CLERK

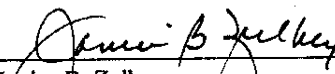
UNOFFICIAL COPY

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 on favor of every person relying upon or claiming under any such conveyance, lease or other instruments, (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, the 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.

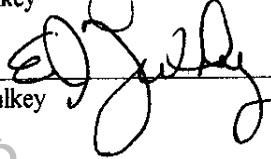
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

The grantor and her said husband hereby expressly waive and release any right or benefit pursuant to any statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

Signed and sealed this 5th day of Feb, 2008.



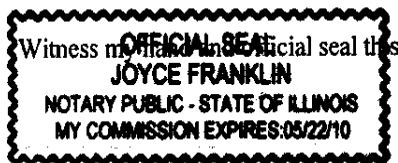
Janice B. Zulkey



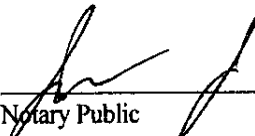
Edward J. Zulkey

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, a Notary Public for this county and state, certify that JANICE B. ZULKEY and EDWARD J. ZULKEY, known to me to be the persons who executed the foregoing instrument, appeared before me this day in person and acknowledged that they executed this instrument as their free and voluntary act, for the uses and purposes therein set forth.



Witness my hand and official seal this 5th day of February, 2008.



Notary Public

This instrument was prepared by Bernard T. Wall, Harrison Held Carroll & Wall, LLP, 333 West Wacker Drive, Suite 1700, Chicago, Illinois 60606.

Mail to:
Edward J. Zulkey
Baker & McKenzie International
One Prudential Plaza
Suite 2500
130 East Randolph Drive
Chicago, IL 60601

Mail subsequent tax bills to:
Janice B. Zulkey
932 Edgemere Court
Evanston, IL 60202

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 title to real estate under the laws of the State of Illinois.

Dated: February 20, 2008

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 20th day of February, 2008

[Signature]
Notary Public



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 20, 2008

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this 20th day of February, 2008

[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 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.]