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DEED IN TRUST

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1998-12-02 10:03:03  
Cook County Recorder 29.00



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Property of Cook County Clerk's Office

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(The space above for Recorder's use only.)

THE GRANTORS **JACK J. SCHNEIDER** and **SARAH I. SCHNEIDER**, husband and wife, joint tenants, of the Village of Northbrook, Cook County, Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and WARRANT to

**JACK J. SCHNEIDER** as initial Trustee of the **JACK J. SCHNEIDER REVOCABLE TRUST**, dated **August 3, 1998** (hereinafter referred to as "trustee" regardless of the number of trustees) as owner of a one half (1/2) undivided interest and **SARAH I. SCHNEIDER** as initial Trustee of the **SARAH I. SCHNEIDER REVOCABLE TRUST**, dated **August 3, 1998** (hereinafter referred to as "trustee" regardless of the number of trustees) as owner of the remaining one half (1/2) undivided interest and to all and every successor or successors in trust under the trust agreements the following described real estate in Cook County, Illinois:

See attached

Street address: 1831 Mission Hills Road #406, Northbrook, Illinois 60062  
Real estate index number: 04-18-200-026-1042

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 agreements.

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

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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 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.

The grantors hereby expressly waive and release 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.

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The grantors have signed this deed on \_\_\_\_\_, 1998.

*Jack J. Schneider*  
JACK J. SCHNEIDER  
*Sarah I. Schneider*  
SARAH I. SCHNEIDER

STATE OF ILLINOIS )  
  ) ss.  
COOK COUNTY )

I am a notary public for the County and State above. I certify that **JACK J. SCHNEIDER** and **SARAH I. SCHNEIDER**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: 11/18/98, 1998  
*[Signature]*  
Notary Public

OFFICIAL SEAL  
Stefanie Mabadi  
Notary Public State of IL  
Com Exp 7/26/00

Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E

*[Signature]*  
Eric G. Matlin, Attorney \_\_\_\_\_, 1998

Name and address of Grantee (and send future tax bills to):  
Jack J. Schneider and Sarah I. Schneider, Trustees  
3801 Mission Hills Road  
Northbrook, Illinois 60062

This deed was prepared by (and upon Recordation, mail to):  
Eric G. Matlin, P.C.  
Attorney at Law  
555 Skokie Boulevard, Suite 500  
Northbrook, Illinois 60062  
(847) 205-1121

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the property that is described in this deed.

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STREET ADDRESS: 1831 MISSION HILLS EAST ROAD UNIT 406

CITY: NORTHBROOK

COUNTY: COOK

TAX NUMBER: 04-18-200-026-1042

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## LEGAL DESCRIPTION:

### PARCEL 1:

UNIT 406 IN MISSION HILLS CONDOMINIUM M-4, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): PARTS OF LOTS 1 TO 3 LYING EASTERLY OF THE CENTER LINE OF SANDERS ROAD, OF COUNTY CLERK'S DIVISION OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, A A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 3, 1971 AND KNOWN AS TRUST NUMBER 43413, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24164278, TOGETHER WITH AN UNDIVIDED 100 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY);

ALSO,

### PARCEL 2:

PARKING EASEMENT OVER PARKING SPACE NUMBER G-12, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR MISSION HILLS CONDOMINIUM M-4 RECORDED AS DOCUMENT 24164278 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 3, 1971 AND KNOWN AS TRUST NUMBER 43413 TO ROBERT L. TROPP AND BRENDA E. TROPP DATED APRIL 17, 1978 AND RECORDED MAY 3, 1978 AS DOCUMENT 24430396

ALSO.

### PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2, AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED AUGUST 8, 1973 AND RECORDED AUGUST 8, 1973 AS DOCUMENT 22431171, AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 3, 1971 AND KNOWN AS TRUST NUMBER 43413 TO ROBERT L. TROPP AND BRENDA E. TROPP DATED APRIL 17, 1978 AND RECORDED MAY 3, 1978 AS DOCUMENT 24430396 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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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 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 Nov 18, 1998 Signature: [Signature]  
Grantor or Agent

State of Illinois ) SS  
County of Cook )

Subscribed and sworn to before me  
this 18 day of Nov, 1998.

Notary Public [Signature]



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

Dated Nov 18, 1998 Signature: [Signature]  
Grantee or Agent

State of Illinois ) SS  
County of Cook )

Subscribed and sworn to before me  
this 18 day of Nov, 1998.

Notary Public [Signature]

