

UNOFFICIAL COPY

DEED IN TRUST ILLINOIS



Doc#: 0926718014 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/24/2009 10:17 AM Pg: 1 of 5

THE GRANTORS, Allen L. Tepper and Sandra Tepper, Husband and Wife, of the Village of Morton Grove, County of Cook and State of Illinois, for the consideration of Ten and 00/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid,

CONVEY and QUIT CLAIM to

the Allen L. Tepper Declaration of Trust dated April 16, 2009, as amended, whose address is 6211 W. Lincoln, #204, Morton Grove, Illinois 60047, all of their right, title and interest in the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

See Attached Exhibit A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 10-20-121-018-1003 and 10-20-121-018-1004

Address of Real Estate: 6211 W. Lincoln Ave., Units 203 & 204, Morton Grove, IL 60054

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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, street, 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

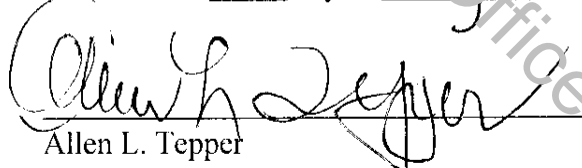
UNOFFICIAL COPY

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 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 such 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 trust, 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, 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.

EXEMPT PURSUANT TO SECTION 1-11-5
 VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
 EXEMPTION NO. 06967 DATE _____
 ADDRESS 6211 Lincoln Unit 2059, 209
(WRITE DIFFERENT FROM DEED)
 BY J. Stecher

DATED this 28 day of August, 2009.

 (SEAL)
 Allen L. Tepper

 (SEAL)
 Sandra Tepper

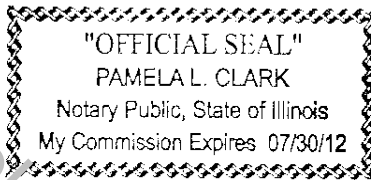
UNOFFICIAL COPY

State of Illinois)
County of Lake) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Allen L. Tepper and Sandra Tepper, Husband and Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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.

Given under my hand and official seal, this 28th day of August, 2009.

Pamela L. Clark
Notary Public



This Transaction exempt pursuant to 35 ILCS 200/31-45 paragraph (c).

Bruce Bell 8-28-09
Attorney

Prepared By and Return To:

Bruce E. Bell
222 S. Riverside Plaza, #2100
Chicago, IL 60606
312/648-2300

Mail Tax Bills To:

Allen L. Tepper, Trustee
6211 West Lincoln Ave.
Unit 204
Morton Grove, IL 60054

UNOFFICIAL COPY

Exhibit A

Units 203 and 204 and the exclusive use of Parking Space P-15 and P-16 and Storage Space 2S-3 and 2S-4 in the Arbors of Morton Grove according to the Declaration of Condominium Ownership and by-laws, easements, restrictions and covenants recorded as Document 95069578 and re-recorded as Document No. 95076039 described as follows:

That part of the Northwest Quarter of Section 20, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said West Half of the Northwest Quarter thence North 00 degrees 33 minutes 25 seconds East along the East line of said West Half of the Northwest Quarter a distance of 330.82 feet for a point of beginning; thence continuing North 00 degrees 33 minutes 25 seconds East along said East line of the West Half of the Northwest Quarter a distance of 240.27 feet to a point of intersection generated by the said East line of the West Half of the Northwest Quarter with the South line of Lincoln Avenue (said line also being the North line of Lots 1 to 4, both inclusive in the Subdivision of the West 264.00 feet of the Southeast Quarter of the Northwest Quarter of said Section 20 as per Plat thereof recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 30, 1920 in Book 159 page 40 as Document #69004601; thence South 86 degrees 53 minutes 42 seconds West on a line which is the Westerly prolongation of the South line of said Lincoln Avenue, a distance of 48.85 feet to a point on a line 33.00 feet Southwesterly of and parallel with the center line of Lincoln Avenue as extended from the Northwest (said line also being the Southeasterly prolongation of the most Northerly line of Outlot "A" in Baxter Laboratories Consolidation as per plat thereof recorded as Document #14042019) thence North 68 degrees 45 minutes 00 seconds West along the Southeasterly prolongation of the Northerly line of said Outlot "A" a distance of 150.84 feet to a point; thence South 03 degrees 47 minutes 07 seconds West a distance of 279.08 feet to a point 186.90 feet Westerly of the point of beginning, thence South 87 degrees 58 minutes 17 seconds East of a distance of 186.90 feet to the point of beginning, in Cook County, Illinois.

Also, Rights and Easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned declaration.

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 9-18, 2009

Signature: Pam Clark
Grantor or Agent

Subscribed and sworn to before me
By the said Pam Clark
This 15th day of September, 2009
Notary Public Ginger R. Van Vliet



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.

Date 9-18, 2009

Signature: Pam Clark
Grantee or Agent

Subscribed and sworn to before me
By the said Pam Clark
This 18th day of September, 2009
Notary Public Ginger R. Van Vliet



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.)