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DEED IN TRUST



Doc#: 0930656005 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2009 10:56 AM Pg: 1 of 4

CITY OF EVANSTON
EXEMPTION

CITY CLERK

THE GRANTORS **Thomas B. Gilmore and Virginia A. Gilmore**, married to each other, 1500 Oak Ave., #3D, of the City of Evanston, County of Cook, State of Illinois, in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and warrant a fifty percent (50%) undivided interest as a tenant in common to Virginia A. Gilmore as Trustee or her successors in trust of the Virginia A. Gilmore Trust dated October 2, 2009 and any amendments thereto and a fifty percent (50%) undivided interest as a tenant in common to Thomas B. Gilmore as Trustee or his successors in trust of the Thomas B. Gilmore Trust dated October 2, 2009 and any amendments thereto, the following described real estate:

Unit Number 3 D, as delineated on the survey of the following described parcel of real estate, (hereinafter referred to as parcel): Lot 1, in the plat of consolidation of the North 36 feet of Lot 2, and all of Lots 3 and 4, in Block 55 in Evanston, in the Southwest 1/4 of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded, October 20, 1969, in the office of the Recorder of Deeds, of Cook County, Illinois, as Document Number 20989692; which survey is attached as Exhibit "A", to a certain Declaration of Condominium Ownership, made by the American Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated, February 25, 1969, and known as Trust Number 27931, and recorded in the office of the Recorder of Deeds, of Cook County, Illinois, as Document Number 21376247; together with an undivided percent interest in the said parcel, (except from the said parcel all the property and space comprising all the units thereon, as defined and set forth in the said Declaration and survey), in Cook County, Illinois.

Permanent Index Number (PIN): 11-18-314-019-1019

Address(es) of Real Estate and Grantees: 1500 Oak, #3D, Evanston, IL, 60201

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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, any or all of the title and estate of the trust, and to grant to such 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, street, 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 and 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 with, or to enquire 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 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 duly 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 such persons appointed as Successor Trustees pursuant to the respective Trust Agreements referred to 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.

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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 Grantors hereby waive and release 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 10/2 day of _____ 2009.

Thomas B. Gilmore (SEAL) Virginia A. Gilmore (SEAL)
Thomas B. Gilmore Virginia A. Gilmore

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 Thomas B. Gilmore and Virginia A. Gilmore, husband and wife, are personally known to me to be the same persons whose names 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 2nd day of Oct, 2009.

Commission expires 10/17/09.

Edward J. FitzSimons
Notary Public



Send tax bills to:

Thomas B. Gilmore
1500 Oak, #3D
Evanston, IL, 60201

Exempt Under
35 ILCS 200 / 31-45
Paragraph 1c Date 10/2/09

This instrument was prepared by: and return to

Edward J. FitzSimons
500 N. Western, Ste. 204
Lake Forest IL 60045
847/735-8762

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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.

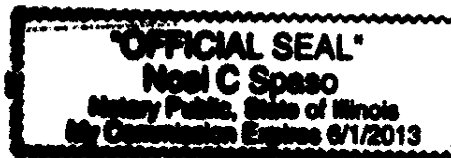
Dated Oct 28, 2009

Signature: [Signature]
Edward J. FitzSimons, Agent

Subscribed and sworn to before me

This 28 day of October, 2009

Notary Public Noel C. Spaso



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.

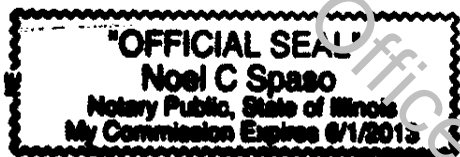
Dated Oct 28, 2009

Signature: [Signature]
Edward J. FitzSimons, Agent

Subscribed and sworn to before me

This 28 day of October, 2009

Notary Public Noel C. Spaso



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.)