



Doc#: 1018031055 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/29/2010 11:34 AM Pg: 1 of 3

DEED IN TRUST

The Grantors, JEFFREY K. ROSS and NANCY G. ROSS, husband and wife, not as tenants in common, not as joint tenants, but as tenants by the entirety,

(The Above Space For Recorder's Use Only)

of the City of Evanston, County of Cook, State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and warrant to JEFFREY K. ROSS, AS TRUSTEE OF THE JEFFREY K. ROSS TRUST DATED JANUARY 27, 1995 and NANCY G. ROSS, AS TRUSTEE OF THE NANCY G. ROSS TRUST DATED JANUARY 27, 1995, Grantees, as tenants in common each as to an undivided one-half interest, all their interest in and to the following described Real Estate, situated in Cook County, Illinois, commonly known as 2767 Euclid Park Place, Evanston, Illinois 60201, legally described as:

Lot 10 in Rigby's Sheridan Road Addition to Evanston in the South Part of Quilmette Reservation in Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to general real estate taxes not yet due and payable; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; acts done or suffered by or through the Purchaser.

This transaction is exempt under the provisions of the Real Estate Transfer Tax Law of Illinois 35 ILCS 200/31-45(e).

6/11/2010
Date

N. Debra Loren
Buyer, Seller, A Representative

OFFICE OF THE RECORDER OF DEEDS
EXEMPTION
CLERK

Permanent Index Numbers (PIN): 05-35-403-001-0000

Address of Real Estate: 2767 Euclid Park Place, Evanston, Illinois 60201

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 in addition to the powers granted under said Trust Agreement: (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 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, streets, 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 99 years, and to renew, extend or modify any existing lease.

UNOFFICIAL COPY

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 compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, 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.

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, successors and assigns.

The Grantors hereby waive and release any and all rights and benefits 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 11 day of June, 2010.

Jeffrey K. Ross
JEFFREY K. ROSS

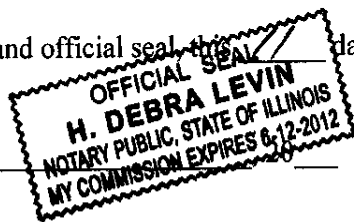
Nancy G. Ross
NANCY G. ROSS

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeffrey K. Ross and Nancy G. Ross, husband and wife, personally known to me to be the same persons whose name 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.

Given under my hand and official seal this 11 day of June, 2010.

Commission expires _____



H. Debra Levin
NOTARY PUBLIC

This instrument was prepared by: H. Debra Levin, Esq.
SEYFARTH SHAW LLP
131 S. Dearborn Street, Suite 2400
Chicago, Illinois 60603

MAIL TO

H. Debra Levin, Esq.
SEYFARTH SHAW LLP
131 S. Dearborn Street, Suite 2400
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Jeffrey K. and Nancy G. Ross, Trustees
2767 Euclid Park Place
Evanston, Illinois 60201

UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

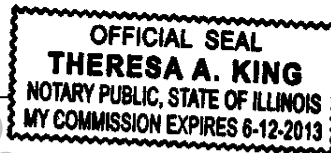
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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: June 28, 2010

Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Agent this 28 day of June, 2010.

[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 a 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 person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: June 28, 2010

Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Agent this 28 day of June, 2010.

[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 A.B.I. to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]