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QUIT CLAIM DEED IN TRUST



Doc#: 1115729010 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/06/2011 09:32 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH,

That the Grantor, Patricia A. Niffenegger, not individually but solely, as Trustee of the PATRICIA A. NIFFENEGGER REVOCABLE TRUST dated April 19, 1996, of 3450 Elgin Lane, Evanston, Illinois 60203

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS AND QUIT-CLAIMS (i) a Fifty Percent (50%) interest to Lawrence M. Niffenegger, not individually but solely, as Trustee of the LAWRENCE M. NIFFENEGGER REVOCABLE TRUST dated April 19, 1996 whose address is 3450 Elgin Lane, Evanston, Illinois 60203, and (ii) a Fifty Percent (50%) interest to Patricia A. Niffenegger, not individually but solely, as Trustee of the PATRICIA A. NIFFENEGGER REVOCABLE TRUST dated April 19, 1996 whose address is 3450 Elgin Lane, Evanston, Illinois 60203, (hereinafter referred to as "said trustee", regardless of the number of trustees, and unto all and every successor(s) in trust under said trust agreement(s), in the following described real estate:

LOT 19 IN THE COMPLETE HOUSE ADDITION TO LINCOLNWOOD, A SUBDIVISION OF PART OF LOTS 6 AND 7 IN OWNERS DIVISION OF PART OF THE NORTHWEST AND NORTHEAST QUARTERS (1/4) OF SECTION 14, TOWN 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OCTOBER 25, 1939 AS DOCUMENT NO. 837611.

SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; and (b) covenants, conditions, and restrictions of record.

Tax Identification Number: 10-14-206-007-0000
Commonly Known As: 3450 Elgin Lane, Evanston, Illinois 60203

Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

May 17, 2011
Date

Patricia A. Niffenegger
Patricia A. Niffenegger, Grantor

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Exemption Code Chapter 98
Skokie Office Transaction 05/31/11

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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, 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 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 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 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 this 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 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, 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.

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GRANTOR/GRANTEE STATEMENT

The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor 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: May 17, 2011.

Signature Patricia A. Niffenegger
Patricia A. Niffenegger, as Trustee, Grantor

Subscribed and sworn to before me
by the said Grantor

This 17th day of May, 2011.

Notary Public Christine Kotwica



The Grantee or is/her 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: May 17, 2011.

Signature Patricia A. Niffenegger
Patricia A. Niffenegger, as Trustee, Grantor

Subscribed and sworn to before me
by the said Grantee

This 17th day of May, 2011.

Notary Public Christine Kotwica



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)