

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

The GRANTORS, JOSEPH F. GOLDMAN and NANCY J. GOLDMAN, husband and wife, of the City of Evanston and State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEY and WARRANT to the GRANTEE, NANCY J. GOLDMAN, whose address is 2236 Orrington Avenue, Evanston, IL 60201, as Trustee under the provisions of a certain Declaration of Trust dated May 21, 1999, as amended from time to time, and known as the Nancy J. Goldman Revocable Trust (hereinafter referred to as "said trustee"), and unto all and every successor or successors in trust under said Trust Agreement, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 1118845027 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/07/2011 02:01 PM Pg: 1 of 5

**LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".**

PIN: 11-07-116-031-0000

Address of Real Estate: 2236 Orrington Avenue, Evanston, IL 60201

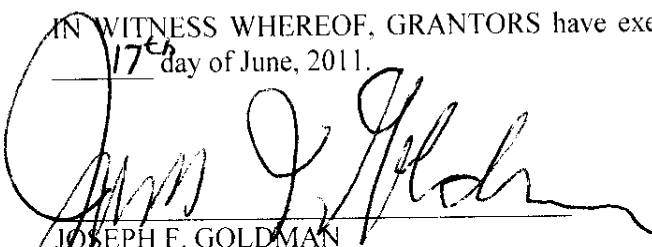
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

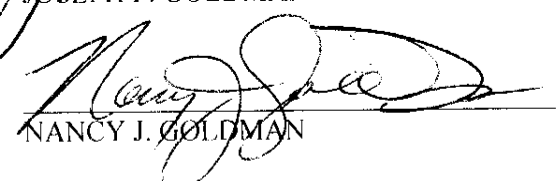
To have and to hold the said premises, with all improvements thereon and all appurtenances and tenements thereunto belonging, in fee simple forever, upon the trusts and for the uses and purposes herein, in the Rider attached hereto and made a part hereof, and in said Declaration of Trust set forth. See attached Rider for power and authority of said trustee.

This Transfer is Exempt under Paragraph E,  
Section 4 of the Illinois Real Estate Transfer  
Tax Act.

  
AGENT 6/12/11

IN WITNESS WHEREOF, GRANTORS have executed this Warranty Deed at Evanston, Illinois, this  
17<sup>th</sup> day of June, 2011.

  
JOSEPH F. GOLDMAN

  
NANCY J. GOLDMAN

**CITY OF EVANSTON  
EXEMPTION**

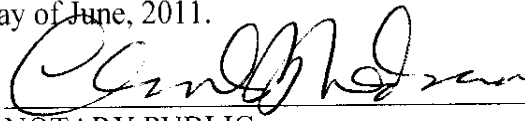
  
CITY CLERK

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STATE OF ILLINOIS       )  
                                       )  
 COUNTY OF COOK        )       SS

I, CHARLES B. FRIEDMAN, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH F. GOLDMAN and NANCY J. GOLDMAN, 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 said instrument as their own 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 17<sup>th</sup> day of June, 2011.

  
 NOTARY PUBLIC  
 My Commission Expires: 12/26/12

This instrument was prepared by and mail to: CHARLES B. FRIEDMAN, 29 S. LaSalle St., Suite 456, Chicago, IL 60603

Mail Tax Bills To: Nancy J. Goldman, 2236 Orrington Avenue, Evanston, IL 60201



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## RIDER

To have and to hold the said premises with the appurtenances upon the uses and purposes herein and in said Declaration of Trust 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 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 Declaration of Trust; 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 Declaration of Trust 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 Declaration of Trust 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.

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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 5 AND 6 IN BANNISTER AND OTHERS SUBDIVISION OF BLOCK 90 IN THE NORTHWESTERN UNIVERSITY'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING EAST OF SHERMAN AVENUE AND A STRIP 251 FEET EAST AND WEST LYING WEST OF AND ADJOINING THE NORTH 1/2 OF THE ABOVE DESCRIBED LAND OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Tax Index #11-07-116-031

Commonly known as 2230 Orrington Avenue, Evanston, Illinois

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his 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 JUNE 30, 2011

Signature: *Charles B. Friedman*

Grantor or Agent

Subscribed and sworn to before me  
by the said CHARLES B. FRIEDMAN  
this 30<sup>th</sup> day of JUNE, 2011  
Notary Public *Kimberly J. Furlanetto*

"OFFICIAL SEAL"  
KIMBERLY J. FURLANETTO  
Notary Public, State of Illinois  
My Commission Expires 12/02/2012

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

Dated JUNE 30, 2011

Signature: *Charles B. Friedman*

Grantee or Agent

Subscribed and sworn to before me  
by the said CHARLES B. FRIEDMAN  
this 30<sup>th</sup> day of JUNE, 2011  
Notary Public *Kimberly J. Furlanetto*

"OFFICIAL SEAL"  
KIMBERLY J. FURLANETTO  
Notary Public, State of Illinois  
My Commission Expires 12/02/2012

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.

(Attached 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.)

Revised 10/02-cp