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Doc#: 1119522074 Fee: \$42.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/14/2011 02:32 PM Pg: 1 of 3

This instrument prepared by:
Patrick D. Owens ✓
Owens, Owens & Rinn, Ltd.
444 N. Northwest Highway, #350
Park Ridge, IL 60068

Mail future tax bills to:
GREGORY S. SAKOWICZ
1855 Old Willow Road, Unit 313
Northfield, Illinois 60093

Mail this recorded instrument to:
Patrick D. Owens
Owens, Owens & Rinn, Ltd.
444 N. Northwest Highway, #350
Park Ridge, IL 60068

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, GREGORY S. SAKOWICZ, of 1012 Lake Street, Evanston, Illinois 60201, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto GREGORY S. SAKOWICZ as Trustee under the provisions of a trust agreement dated December 8, 2004 and known as the GREGORY SAKOWICZ TRUST NUMBER 101 the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: UNIT 313 IN THE MIDDLEFORK WOODS CONDOMINIUMS DELINEATED ON THE PLAT OF SURVEY ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN THE FINAL PLAT OF OLD WILLOW SUBDIVISION, OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED MAY 6, 1998 AS DOCUMENT NUMBER 98373125: WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MAY 14, 1999 AS DOCUMENT NO. 99470406, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), ALL IN COOK COUNTY, ILLINOIS. ✓

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREAS S-10 AND GARAGE PARKING SPACES P-10 AND P-11, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99470406.

Permanent Index Number(s): 04-24-216-009-1029 ✓

Property Address: 1855 Old Willow Road, Unit 313 ✓
Northfield, Illinois 60093 ✓

together with the tenements and appurtenances thereunto belonging.

In the event of the resignation, demise or inability of the trustee to act, then ADRIAN W. SAKOWICZ shall act as successor trustee.

The phrase "inability to act" as used herein shall be defined as follows: Any individual acting in a fiduciary capacity or as a beneficiary of the trust shall be considered unable to act if adjudicated incompetent or if a physician familiar with her or her physical and mental condition certifies in writing that such individual is unable to give prompt and intelligent consideration to business matters.

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 is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property

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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, to pledge or otherwise to 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 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 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, her, 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.

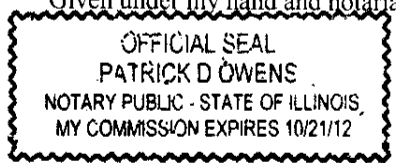
And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set her hand and seal this 6th day of July, 2011

GREGORY S. SAKOWICZ
GREGORY S. SAKOWICZ

State of Illinois)
County of Cook) SS.

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GREGORY S. SAKOWICZ, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 6th day of July, 2011

Patrick D Owens
Notary Public
My commission expires:

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

7/6/11 Date Patrick D Owens Representative

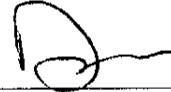
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STATEMENT BY GRANTOR AND GRANTEE

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.


Date: July 6, 2011

Signature: _____

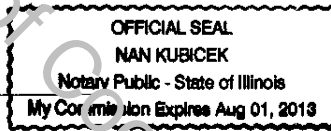


Agent

Subscribed and Sworn to before me
this 6th day of July, 2011.



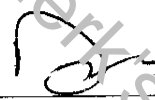
Notary Public



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 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: July 6, 2011

Signature: _____

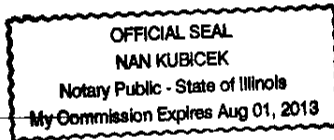


Agent

Subscribed and Sworn to before me
this 6th day of July, 2011.



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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)