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**DEED IN TRUST  
(ILLINOIS)**

Doc#: 1120655020 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/25/2011 01:12 PM Pg: 1 of 5

Only Above space for Recorder's Office

**THE GRANTORS, RICHARD L. NELSON and SUSAN J. NELSON, husband and wife**, of the City of Evanston, County of Cook and State of Illinois for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby **CONVEY and QUIT CLAIM** to **SUSAN J. NELSON, TRUSTEE OF THE SUSAN J. NELSON REVOCABLE TRUST U/T/A DATED SEPTEMBER 20, 2010**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Permanent Real Estate Index Number: 05-33-310-004-0000

Address of Real Estate: 2651 Hillside Lane, Evanston, Illinois 60201

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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 199 years, and to renew, extend or modify any 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 inquire 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 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

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he or they were duly appointed and are fully invested into 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 person 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.

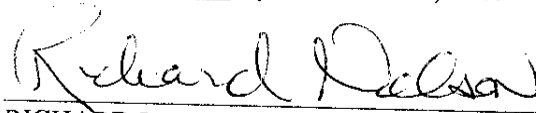
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon her removal from the County Richard L. Nelson is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

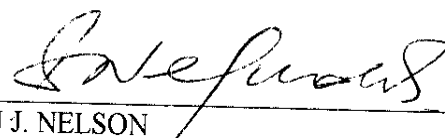
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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 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 31st day of December, 2010

 (SEAL)  
RICHARD L. NELSON

 (SEAL)  
SUSAN J. NELSON

**State of Illinois, County of Cook - ss**

I, the undersigned, a Notary Public in and for said County, in the State of husband and wife aforesaid, DO HEREBY CERTIFY that Richard L. Nelson and Susan J. Nelson, 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 31st day of December, 2010.

Commission expires 10/21/2013

  
NOTARY PUBLIC

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This instrument was prepared by: Joanne Gleason, Attorney at Law of Joanne Gleason, 1523 North Walnut Avenue, Arlington Heights, Illinois 60004 (847) 670-8370

**MAIL TO:**

Joanne Gleason, Esq.  
1523 North Walnut Avenue  
Arlington Heights, Illinois 60004

**SEND SUBSEQUENT TAX BILLS TO:**

Susan J. Nelson, Trustee  
2651 Hillside Lane  
Evanston, Illinois 60201

**EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.**

  
\_\_\_\_\_  
Joanne Gleason  
Attorney for Grantee/Grantor

Date: December 31, 2010

CITY OF EVANSTON  
EXEMPTION

  
CITY CLERK

Property of Cook County Clerk's Office

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## SCHEDULE C

File Number: 001919551

Policy Number: 72306-76036707

The Land referred to in this policy is described as follows:

LOT 56 IN THE RESUBDIVISION OF BLIETZ HILLSIDE VILLAGE BEING A RESUBDIVISION OF LOTS 35 TO 62, BOTH INCLUSIVE, IN BLIETZ HILLSIDE VILLAGE, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID RESUBDIVISION OF BLIETZ HILLSIDE VILLAGE REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 4, 1955 AS DOCUMENT NUMBER LR1568801 AND RECORDED AS DOCUMENT 16113291.

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent certifies that, to the best of his/her 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: December 31, 2010

Signature: Reula Casanova, Agent  
Grantor/Agent

Subscribed and sworn to before me by  
Grantor this 31st day of December, 2010.



Notary Public: Joanne Gleason

The Grantee or his/her agent certifies 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: December 31, 2010

Signature: Reula Casanova, Agent  
Grantee/Agent

Subscribed and sworn to before me by  
Grantee this 31st day of December, 2010.



Notary Public: Joanne Gleason

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantor/grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to deed or 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]