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DEED IN TRUST



Doc#: 1229834054 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/24/2012 10:23 AM Pg: 1 of 3

THE GRANTOR, CHRISTOPHER N. COWARD, of Cook County, Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants unto CHRISTOPHER COWARD of Evanston, Illinois, as Trustee under the provisions of a trust agreement entitled the "Christopher Coward Revocable Trust" dated the 22nd day of August, 2012 (hereinafter referred to as "the trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, State of Illinois, to wit.

LEGAL DESCRIPTION:

PARCEL 1:
THE SOUTH 20.0 FEET OF THE NORTH 100.0 FEET OF THE WEST 62.50 FEET.

PARCEL 2:
THE EAST 10.0 FEET OF THE WEST 42.50 FEET OF THE SOUTH 20.0 FEET ALL BEING OF LOTS 1 TO 5 INCLUSIVE TAKEN AS A TRACT IN RESUBDIVISION OF BLOCK 9 IN KEENEY AND RINNS ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS FOR DUNBAR'S SOUTH BOULEVARD TOWNHOUSE DEVELOPMENT AND EXHIBITS "1", "2" AND "3" ATTACHED THERETO DATED JANUARY 26, 1962 AND RECORDED JANUARY 26, 1962 AS DOCUMENT 18386359 MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1961 KNOWN AS TRUST NUMBER 24470 AND AMENDMENT RECORDED MAY 24, 1962 AS DOCUMENT 18484207 AND AS CREATED BY THE DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 1961 KNOWN AS TRUST NUMBER 24470 TO DAVID P. CAREY AND MARY CLAIRE A. CAREY, HIS WIFE DATED MAY 25, 1962 AND RECORDED JUNE 11, 1962 AS DOCUMENT 18499158 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER, UPON AND ACROSS, A. THE EAST 20.0 FEET (EXCEPT THE SOUTH 29.0 FEET THEREOF) OF THE WEST 72.50 FEET OF LOTS 1 TO 5 INCLUSIVE TAKEN AS A TRACT IN RESUBDIVISION OF BLOCK 9 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN KEENEY AND RINNS ADDITION TO EVANSTON, B. THE WEST 4.0 FEET OF LOTS 1 TO 5 INCLUSIVE TAKEN AS A TRACT IS RESUBDIVISION OF BLOCK 9 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN KEENEY AND RINNS ADDITION TO EVANSTON.

Address of Real Estate: 618 SOUTH BOULEVARD
UNIT D
EVANSTON, IL 60202

PIN: 11-19-418-020-0000

CITY OF EVANSTON
EXEMPTION

[Signature]
CITY CLERK

Exempt under real estate transfer tax law 35- ILCS200/31-44 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

[Signature]
Agent Date: 10/2/12

yes
3
no
yes
yes
NTH

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 operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to

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collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand as of the 27th day of September, 2012.

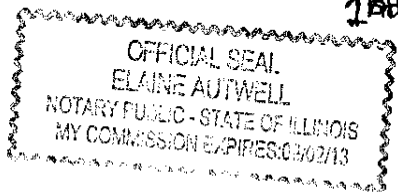

CHRISTOPHER N. COWARD

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for Cook County, Illinois, do hereby certify that Christopher Coward, 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 official seal, as of the ~~27th day of September~~, 2012.

2nd of October




Notary Public

This instrument was prepared by Steven L. Baerson, One N. LaSalle St., Suite 1350, Chicago, Illinois, 60602.

Please return this document after recording to: /

Steven L. Baerson
Williams & Baerson, LLC
One North LaSalle Street
Suite 1350
Chicago, Illinois 60602

Send subsequent tax bills to:

Mr. Christopher Coward
618 South Boulevard
Unit D
Evanston, Illinois 60202

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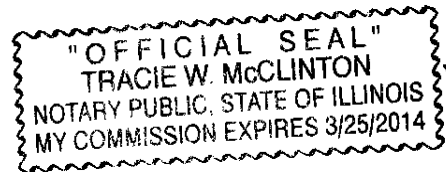
STATEMENT OF GRANTOR AND GRANTEE

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.

Dated: October 2, 2012

Signature: *Steven L. Baerson*
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson
this 2nd day of October, 2012.



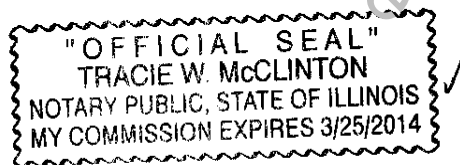
Notary Public: *Tracie W. McClinton*

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: October 2, 2012

Signature: *Steven L. Baerson*
Grantee/Agent

Subscribed and sworn to before me by the said Steven L. Baerson
this 2nd day of October, 2012.



Notary Public: *Tracie W. McClinton*

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.