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CT
NW7106734 SK
2 of 3



Doc#: 1302942062 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/29/2013 10:48 AM Pg: 1 of 5

WARRANTY DEED
IN TRUST
ILLINOIS STATUTORY
Individual(s) to Trust

MAIL TO:
DEBORAH J. KRAMER
HEINRICH E. KRAMER, P.C.
205 W. RANDOLPH ST., #1750
CHICAGO, IL 60606

NAME/ADDRESS OF TAXPAYER(S):
Michael S. Kahn
Amy E. Kahn
2325 Forestview Road
Evanston, Illinois 60201

RECORDER'S STAMP

The Grantors, **RICHARD A. BLABOLIL** and **JILL S. BLABOLIL*** for the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** unto *husband and wife*

Michael S. Kahn, as trustee of the Michael S. Kahn Revocable Trust dated October 15, 2010 and Amy E. Kahn, as trustee of the Amy E. Kahn Revocable Trust dated October 15, 2010, each as to an undivided fifty percent (50%) interest, *

** see attached*

the following described property situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

Permanent Index Number: 10-11-406-006-0000

Commonly Known As: **2325 Forestview Road, Evanston, IL 60201**

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2012 and subsequent.

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P 5
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INT 10

BOX 333-CT

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In Witness Whereof, the said Grantors have caused their names to be signed to these presents this 18th day of December, 2012.

By: X *Richard A. Blabolil*
Richard A. Blabolil

By: X *Jill S. Blabolil*
Jill S. Blabolil

Property of Cook County Clerk's Office

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **RICHARD A. BLABOLIL** and **JILL S. BLABOLIL**, 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 and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of December, 2012.



John E. Lovstrand
Notary Public

REAL ESTATE TRANSFER		01/24/2013
	COOK	\$515.00
	ILLINOIS:	\$1,030.00
TOTAL:		\$1,545.00

This instrument prepared by: John E. Lovstrand, Esq.
JOHN E. LOVSTRAND, P.C.
30 Green Bay Road
Winnetka, IL 60093

10-11-406-006-0000 | 20121201602454 | ZW1TSJ

CITY OF EVANSTON 026316
Real Estate Transfer Tax
City Clerk's Office

PAID JAN 23 2013 AMOUNT \$ 5150.00

Agent *ll*

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TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts and for the uses and purposes herein and in said Trust Agreements set forth.

Full power and authority is hereby granted to said trustees to improve, manage, protect and 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(s) and to grant to such successor or successors in trust(s) all of the title, estate, powers and authorities vested in said trustees, 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 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 on 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 trustees 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 trustees, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 trusts created by this indenture and by said trust agreements were 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 agreements or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustees were 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(s), that such successor or successors in trust(s) have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, her, 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

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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.

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.

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 NW7106734 SK
STREET ADDRESS: 2325 FORESTVIEW RD.
CITY: EVANSTON **COUNTY:** COOK
TAX NUMBER: 10-11-406-006-0000

LEGAL DESCRIPTION:

THE NORTH 10 FEET OF LOT 41 AND ALL OF LOT 42 IN BETTS SECOND ADDITION TO LINCOLNWOOD IN THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 11, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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