

# UNOFFICIAL COPY

## DEED IN TRUST



THE GRANTOR(S),  
WILLIAM T. WAGNER and  
NANCY L. WAGNER,  
his wife, of the city of  
Evanston, Cook County,  
in the State of Illinois, for and in  
consideration of ten (\$10.00) dollars  
and no/100, and other good and  
valuable consideration in hand paid,

Doc#: 1417044010 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/19/2014 10:50 AM Pg: 1 of 3

CONVEYS and QUIT CLAIMS to WILLIAM T. WAGNER and NANCY L. WAGNER, his wife, as Co-Trustee(s) under the Provisions of a Land Trust Agreement dated the 30<sup>th</sup> day of May, 2014, and known as THE WAGNER FAMILY TRUST, (herein after referred to as "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 situated in the County of Cook, in the State of Illinois, to wit:

LOT 14 IN BLOCK 1 IN THE HIGHLANDS, EVANSTON-LINCOLNWOOD FIRST ADDITION BEING A SUBDIVISION OF THE SOUTH WEST ¼ OF THE SOUTH WEST ¼ (EXCEPT THE EAST 20 ACRES THEREOF) IN SECTION 11, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 330<sup>th</sup> Noyes St, Evanston, IL, 60201  
PERMANENT TAX INDEX NO. 10-11-314-017-0000

CITY OF EVANSTON  
EXEMPTION  
*[Signature]*  
JUN 23 2014

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 improve, manage, protect and subside said premises or any part thereof; to dedicate parks, streets, 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 99 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 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 changes or any kind; to release, convey or assign any right, title or interest in or about or easement 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 expedience of any act of said trust, 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

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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, trusts 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 it's, 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 be said real estate as such, but only any interest in the earnings, avails and proceeds thereof as aforesaid.

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

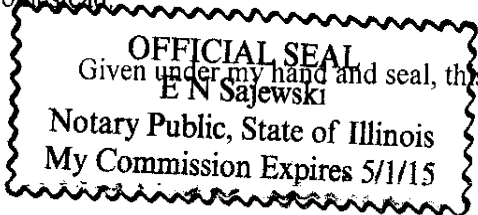
IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal, this 30<sup>th</sup> day of May, 2014.

[Signature]  
WILLIAM T. WAGNER

[Signature]  
NANCY L. WAGNER, his wife

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM T. WAGNER and NANCY L. WAGNER, his wife, are 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 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.



30<sup>th</sup> day of May, 2014.

[Signature] NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY AND

MAIL TO: Edmund N. Sajewski  
Attorney At Law  
10200 S. Cicero Avenue #204  
Oak Lawn, IL 60453

MAIL FUTURE TAX BILLS TO:  
Mr. & Mrs. William Wagner  
3307 Noyes St.  
Evanston, IL, 60201

... pursuant to: "section 31-45 (e)" of the  
"Real Estate Transfer Tax Law"

5/30/14  
Date

[Signature]  
Representative

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor and 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.

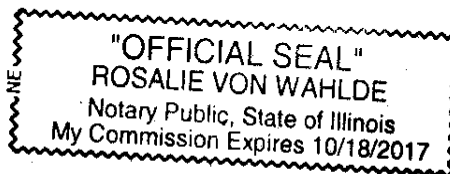
DATED May 30, 2014

SIGNATURE

[Signature]  
Grantor or Agent

Subscribed and Sworn to before me this  
30<sup>th</sup> day of May, 2014

[Signature]  
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 title to real estate under the laws of the State of Illinois.

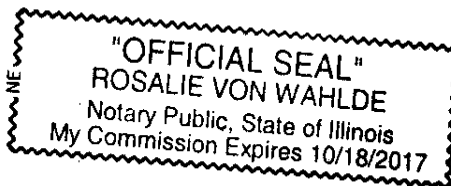
DATED May 30, 2014

SIGNATURE

[Signature]  
Grantee or Agent

Subscribed and Sworn to before me this  
30<sup>th</sup> day of May, 2014

[Signature]  
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.)

RECORDED IN BAD CONDITION