

# UNOFFICIAL COPY



## DEED IN TRUST

This instrument was prepared by  
and upon recording return to:

Jeffery S. Taylor, Esq.  
Levun, Goodman & Cohen, LLP  
500 Skokie Blvd., Suite 650  
Northbrook, IL 60062

Doc#: 1426556064 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/22/2014 12:41 PM Pg: 1 of 4

**THE GRANTOR** Derek Nelson and Bridget Nelson, husband and wife, of 2720 Broadway Avenue, Evanston, Illinois 60201, in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim their entire interest to **Bridget Nelson, as trustee of the Bridget Nelson Revocable Trust dated May 9, 2014**, of 2720 Broadway Avenue, Evanston, Illinois 60201, **GRANTEE**, the following described real estate situated in the County of Cook and State of Illinois, to wit:

LOT 17 (EXCEPT THE SOUTH 8.81 FEET THEREOF) IN C.L. JENK'S SUBDIVISION OF BLOCK 32 IN THAT PART OF NORTH EVANSTON IN TOWN OF NEW TRIER BEING A SUBDIVISION OF THE WEST 4.3 ACRES OF LOT 17 AND ALL OF LOTS 11 TO 16 INCLUSIVE IN GEORGE SMITH'S SUBDIVISION (EXCEPT THE NORTH 240 ACRES) OF THE SOUTH SECTION OF QUILMETTE RESERVATION IN SECTION 12 TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CITY OF EVANSTON  
**EXEMPTION**

*Karen A. Yarbrough*  
CITY CLERK

Permanent Index Number (PIN): 05-34-419-008

Address of Real Estate: 2720 Broadway Avenue, Evanston, Illinois 60201

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 Agreement set forth.

Full power and authority is hereby granted to said trustees 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 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 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

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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, 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.

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.

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.

The Grantors hereby waive and release any and all right and benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homestead from sale on execution or otherwise.

**Exempt under provisions of 35 ILCS 200/31-45, Par. (e), Real Estate Transfer Tax Law**

 5/30/14  
Agent for Grantors/Grantee Date

SIGNATURES ON FOLLOWING PAGE



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## STATEMENT BY GRANTOR AND GRANTEE

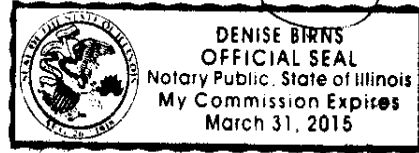
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Dated 5/30, 2014

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me  
By the said agent  
This 30<sup>th</sup> day of May, 2014  
Notary Public Denise Birns



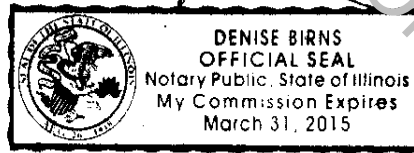
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 5/30, 2014

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
By the said agent  
This 30<sup>th</sup> day of May, 2014  
Notary Public Denise Birns



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)