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DEED IN TRUST

Statutory (Illinois)



Doc#: 1427529125 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/02/2014 04:23 PM Pg: 1 of 4

MAIL TO:

Carl R. Yudell
400 Central Avenue
Suite 110
Northfield, IL 60093

MAIL SUBSEQUENT TAX BILLS TO:

Alan R. Factor
1503 Oak Avenue #309
Evanston, IL 60201

THE GRANTOR, Alan R. Factor, a single person, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of Ten Dollars in hand paid, CONVEYS and WARRANTS unto **Alan R. Factor**, GRANTEE, 1503 Oak Avenue #309, Evanston, IL 60201, as **Trustee of the Alan R. Factor Trust u/a/d September 12, 2014** (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto each and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See Legal Description Rider attached hereto and made a part hereof.

PERMANENT REAL ESTATE INDEX NUMBER: 11-18-315-017-1036 and 11-18-315-017-1093
ADDRESS OF REAL ESTATE: 1503 Oak Avenue #309, Evanston, IL 60201 and G - 24

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trusts agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide 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 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 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, 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;

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(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.

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

In Witness Whereof, Grantor has hereunto set her hand and seal this 12 day of September, 2014.

Alan R. Factor

Alan R. Factor

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alan R. Factor, 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.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of SEPTEMBER, 2014.

Commission expires:

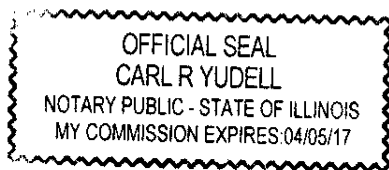
Carl R. Yudell

Notary Public

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH e,
SECTION 4, REAL ESTATE TRANSFER ACT

DATED: 9-12-14 *Carl R. Yudell*, Atty.



Impress Seal Here

This instrument was prepared by: Carl R. Yudell, 400 Central Avenue, Suite 110, Northfield, Illinois 60093

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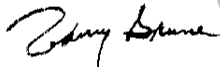
LEGAL DESCRIPTION

For the premises commonly known as: 1503 Oak Avenue #309, Evanston, IL 60201 and G - 24

Permanent Index Number(s): 11-18-315-017-1036 and 11-18-315-017-1093

UNITS 309 AND G-24 IN OAK COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3 AND 4 IN OWNER'S SUBDIVISION OF LOTS 8 TO 12, BOTH INCLUSIVE, IN A.J. BROWN'S SUBDIVISION OF THE WEST 244 FEET OF BLOCK 54 IN THE ORIGINAL VILLAGE (NOW CITY) OF EVANSTON, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

CITY OF EVANSTON
EXEMPTION



CITY CLERK

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms 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: Sept. 12, 2014

Signature: Carl R. Gidell
Grantor or Agent

Subscribed and sworn to before me this
12th day of September, 2014.

Diane T. Parker
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 and hold title to real estate under the laws of the State of Illinois.

Dated: SEPT. 12, 2014

Signature: Carl R. Gidell
Grantee or Agent

Subscribed and sworn to before me this
12th day of September, 2014.

Diane T. Parker
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.)