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See 12/1
8848868



Doc#: 1429435045 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/21/2014 11:36 AM Pg: 1 of 5

DEED IN TRUST
PREPARED BY

MAIL TO
Stephen Epstein
7350 N. Tripp
Lincolnwood, IL 60712

Send Tax Bill to and
ADDRESS OF PROPERTY
AND GRANTEE:
Elaine S. Fox
Unit 201B
9560 N. Gross Point Road
Skokie, IL 60076

GRANTOR Chester Gaynes, a widower ^{AND NOT REMARRIED} for and in consideration of ten
(\$10.00) and other good and valuable consideration, in hand paid, convey and quit claim to
ELAINE S. FOX AS TRUSTEE and her successors in trust of the ELAINE S. FOX
TRUST dated March 22, 1985 the following described property in the County of COOK,
State of Illinois:
See Exhibit A Attached Hereto and Made a Part Hereof

COMMONLY KNOWN AS Unit 201B, 9560 Gross Point Road, Skokie, IL 60076

PIN 10-15-101-024-1002

Subject to: nondelinquent general real estate taxes and special taxes or assessments levied
after the date of this deed; building setback lines, easements for public utilities terms,
covenants, conditions and restrictions of record.

And that 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.

TO HAVE AND TO HOLD the said real estate with the appurtenance, 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 trustee to subdivide the premises or any part thereof, to dedicate parts, streets,
highways or alleys and to vacate any subdivision of part thereof, and to re-subdivide the premises as
often as desired, to contract to sell, to grant options to purchase or to sell on any terms, to convey
either with or without consideration, to convey the 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

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BOX 333-CT

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encumber the premises, or any part thereof, to lease the premises 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 sand premises, or any part thereof, for other real or person property, to grant easement or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the premises, or any part thereof, and to deal with the title to the premises and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to said premises to deal with it, whether similar to or different from the ways above specified, at any time or times hereafter. In no case shall any party 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 obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency or any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement and every deed, trustee deed, mortgage, lease or other instrument executed by said Trustee in relation to said premises 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 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 under said Trust Agreement 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 any other disposition of said premises, 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 premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 27th day of AUGUST 2014

Chester Gaynes

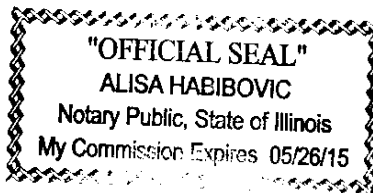
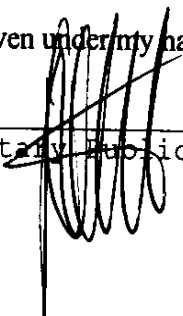
State of Illinois)
County of Cook)ss.

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY CHESTER GAYNES 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.

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Given under my hand and official seal, this 27 day of AUGUST 2014

Notary Public



VILLAGE OF SKOKIE
 ECONOMIC DEVELOPMENT TAX
 PIN: 10-15-101-024-1002
 ADDRESS: 9571 W. WASHINGTON
 #2016 \$564
 3009

REAL ESTATE TRANSFER TAX 26-Sep-2014

		COUNTY:	94.00
		ILLINOIS:	188.00
		TOTAL:	282.00

10-15-101-024-1002 | 20140801625662 | 1-356-051-584

Proprietary Cook County Clerk's Office

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)**

ORDER NO.: 1409 008848868 SK

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:**PARCEL 1:**

UNIT "B"-201 ALSO KNOWN AS 201B IN THE NORTH SHORE TOWERS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 20, BOTH INCLUSIVE, (EXCEPT THAT PART TAKEN FOR GROSS POINT ROAD) AND LOT "A" IN HILLCREST MANOR 3RD ADDITION, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO,

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 255.62 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, WHICH IS 255.62 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH, A DISTANCE OF 255.62 FEET TO THE PLACE OF BEGINNING, (EXCEPT THE NORTH 40.00 FEET THEREOF); ALSO

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 445.1 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF 151.9 FEET TO THE CENTERLINE OF THE ROAD; THENCE NORTHEASTERLY AT RIGHT ANGLES OF 45 DEGREES, 59 MINUTES ALONG THE CENTER LINE OF SAID ROAD, A DISTANCE OF 178.3 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES FROM THE CENTERLINE OF ROAD, A DISTANCE OF 110.0 FEET; THENCE SOUTH WESTERLY, A DISTANCE OF 72.8 FEET TO THE PLACE OF BEGINNING (EXCEPT THE SOUTH EASTERLY 40.00 FEET THEREOF), IN COOK COUNTY, ILLINOIS; ALSO,

ALL THAT PART OF VACATED KENTON AVENUE, LYING NORTH OF THE NORTHERLY LINE OF GROSS POINT ROAD AND ALL OF THE VACATED 16-FOOT PUBLIC ALLEY, LYING SOUTHEASTERLY OF LOT "A" AND LYING NORTHWESTERLY OF LOTS 1 TO 20, BOTH INCLUSIVE IN HILLCREST MANOR THIRD ADDITION, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM FILED APRIL 2, 1979 AS LR3083962, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES NO. 157 AND 158, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM

CONTINUED ON NEXT PAGE

CHICAGO TITLE INSURANCE COMPANY **UNOFFICIAL COPY**

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)**

ORDER NO.: 1409 008848868 SK

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

FILED APRIL 2, 1979 AS LR3083962; AS DISCLOSED BY AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS
FOR THE NORTH SHORE TOWERS CONDOMINIUM ASSOCIATION RECORDED AUGUST 18, 2003 AS
DOCUMENT 0323027014, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office