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1611829007

WARRANTY DEED IN TRUST

Doc#: 1611829007 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/27/2016 10:03 AM Pg: 1 of 6

The Grantor, BETH LEVINE, married to Steven Drizin, 428 Elder Lane, Winnetka, IL 60093, for and in consideration of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, convey and warrant unto CARL LEVINE, not individually but as trustee of the Carl Levine Trust dated February 5, 1991, (hereinafter referred to as "said trustee"

(The above space for Recorder's use only)

regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, all the right, title and interest of the Grantors to and in the real estate located in Cook County, Illinois described as follows:

My undivided one-fourth interest in:

SEARCHED INDEXED
SERIALIZED FILED
APR 27 2016
CLERK OF COOK COUNTY
HARRIS 3/31/2015

PARCEL 1:

THAT PART OF LOT 8 IN NERGARD'S SUBDIVISION OF PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1917 AS DOCUMENT 6150238 IN BOOK 152 OF PLATS, PAGE 2 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE 262.3 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 8, 617.22 FEET EAST OF THE WEST LINE OF LOT 8 THENCE EASTERLY ALONG THIS SAID LINE BEING 262.3 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF LOT 8 AFORESAID TO THE INTERSECTION OF THIS SAID LINE WITH A LINE DRAWN FROM A POINT 231 FEET SOUTH OF THE NORTH LINE OF SAID LOT 8 AND DISTANT 491.42 FEET WEST OF THE EAST LINE OF THE WEST HALF OF SAID SECTION 29 TO A POINT IN THE SOUTH LINE OF SAID LOT 8, 829.12 FEET DISTANT FROM THE SOUTH WEST CORNER OF SAID LOT 8 DISTANT 829.12 FEET FROM

CLERK OF COOK COUNTY

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THE SOUTH WEST CORNER OF LOT 8 THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 8 TO A POINT 617.22 FEET EAST OF THE SOUTH WEST CORNER OF LOT 8 THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF LOT 8 AND DISTANT 617.22 FEET THEREFROM TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTH 16-1/2 FEET OF LOT 9 IN NERGARD'S SUBDIVISION OF PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1917 AS DOCUMENT NO. 6150238 IN BOOK 152 OF PLATS PAGE 2 EXCEPTING THEREFROM THE EAST 491.42 FEET AND THE WEST 617.22 FEET THEREOF, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME HEREOF; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; BUILDING LINES AND EASEMENTS, IF ANY.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Permanent Property Index No.: 05-29-103-032

Address: 115 Woodley Road, Winnetka, Illinois 60093

TO HAVE AND TO HOLD the said property upon the trusts 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 subdivide said property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide 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 property 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

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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 property 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 property, or to whom said property 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 property, 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 instruments, (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.

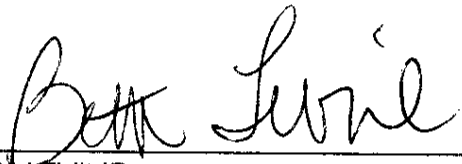
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

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If the title to any to the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitation," or words of similar import, in accordance with the statute in such case made and provided.

The said grantors hereby expressly waive and release any right or benefit pursuant to any statutes of the State of Illinois providing for the exemption of homestead from sale on execution or otherwise.

Signed and sealed this 31st day of March, 2015.



BETH LEVINE



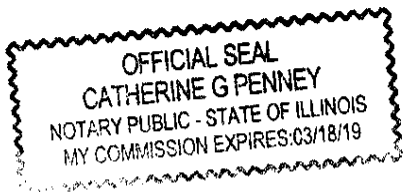
STEVEN DRIZIN,
Solely for the purpose of waiving the
exemption of homestead

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, a notary public for this county and state, certify that BETH LEVINE and STEVEN DRIZIN, known to me to be the persons who executed the foregoing instrument, appeared before me this day in person and acknowledged that they executed this instrument as their free and voluntary act.

Witness my hand and official seal this 31st day of March 2015.



Catherine G Penney

 Notary Public

This instrument was prepared by Timothy G. Carroll, Harrison Held Carroll & Wall, LLP, 333 West Wacker Drive, Suite 1700, Chicago, Illinois 60606

Mail to:

Timothy G. Carroll
 Harrison Held Carroll & Wall, LLP
 333 West Wacker Drive
 Suite 1700
 Chicago, IL 60606

Mail Subsequent Tax Bills to:

Carl Levine, trustee
 29 E. Madison, Suite 1414
 Chicago, IL 60602

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STATEMENT BY GRANTOR AND GRANTEE

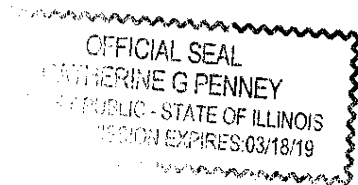
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: March 31, 2015

Signature: T. Harrell
Grantor or Agent

Subscribed and sworn to before me this 31 day of March 2015.

Catherine G Penney
Notary Public



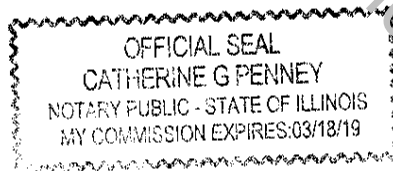
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: March 31, 2015

Signature: T. Harrell
Grantee or Agent

Subscribed and sworn to before me this 31 day of March 2015.

Catherine G Penney
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]