

# UNOFFICIAL COPY

**Please return to:**  
Michael A. Biederstadt  
BIEDERSTADT LAW, P.C.  
17W635 Butterfield Rd., Suite 318  
Oakbrook Terrace, IL 60181

**Mail subsequent tax bill to:**  
Storer Rowley and Carolyn Rowley  
1311 Livingston Street,  
Evanston, IL 60201

**Instrument Prepared by:**  
Michael A. Biederstadt  
BIEDERSTADT LAW, P.C.  
17W635 Butterfield Rd., Suite 318  
Oakbrook Terrace, IL 60181

Doc#: 2403745177 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/06/2024 12:14 PM Pg: 1 of 5

Dec ID 20240201627202  
ST/CO Stamp 1-538-645-040

## DEED IN TRUST

This INDENTURE, made this 2<sup>nd</sup> day of November, 2023, by STORER ROWLEY and CAROLYN ROWLEY, husband and wife, of the City of Evanston, County of Cook, State of Illinois, as GRANTORS, in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby grant, bargain, sell, convey, transfer, assign and/or deliver, convey and warrant to STORER ROWLEY and CAROLYN ROWLEY, as Trustees of THE ROWLEY JOINT TRUST. Said transfer is being made to the aforementioned not as individuals, personally, Tenants in Common or Joint Tenants, but is to be held as TENANTS BY THE ENTIRETY, as trustees pursuant to the terms and provisions of a certain Trust Agreement dated November 2, 2023, designated as The Rowley Joint Trust, and to any and all successors as Trustees appointed under said Trust Agreement, or who may be legally appointed, the real estate situated in Cook County, Illinois, commonly known as 1311 Livingston Street, Evanston, IL 60201, legally described as:

SEE ATTACHED Exhibit A.

Tract or Parcel I.D. No: **05-35-312-003-0000**  
Address of Real Estate: **1311 Livingston Street, Evanston, IL 60201**

CITY OF EVANSTON  
**EXEMPTION**

TO HAVE and TO HOLD said real estate and appurtenances thereto and upon the trusts set forth in said trust Agreement and for the following uses:

1. The Trustee (or Trustees as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contracts to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee(s). (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

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2. Any party dealing with the Trustee(s) with regard to the trust property, whether by contract, sale, mortgage lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee(s), and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee(s), and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers, and duties of the Preceding Trustee(s).

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability (or refusal) of the Trustee(s) herein named to act, pursuant to the terms of the aforementioned trust, Elizabeth Rowley, shall be appointed as Successor Trustee, with like powers and authority as vested in the Trustee(s) named herein. Thereafter, Mary Rowley, has been named as an additional Successor Trustee, in the event that the above-named successor is unable or unwilling to serve for any reason. The Grantors retain the right to amend or modify the aforementioned Successor Trustees within their revocable inter vivos trust, as the settlors and primary beneficiaries.

5. The Grantor(s) hereby convey and warrant said title to the aforementioned trustee(s), grantee(s), its heirs, executors, administrators, personal representative, successors and assigns against every person whomsoever claiming the same right, title, or interest in any part thereof. Further, all of the covenants, conditions, powers, rights, duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives, and assigns.

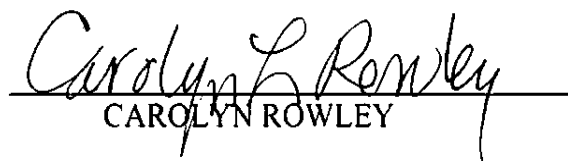
6. The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

7. THIS TRANSACTION IS EXEMPT PURSUANT TO THE REAL ESTATE TRANSFER TAX ACT, SPECIFICALLY, 35 ILCS 200/31-45(e). *R 12/6/23*

8. THE GRANTOR(S) ACKNOWLEDGE THAT NO TITLE WORK HAS BEEN PERFORMED BY THE PREPARER OF THIS DEED AND THAT THE LEGAL DESCRIPTION WAS PROVIDED TO THE PREPARER.

DATED this 02 day of NOVEMBER 2023

  
STORER ROWLEY

  
CAROLYN ROWLEY

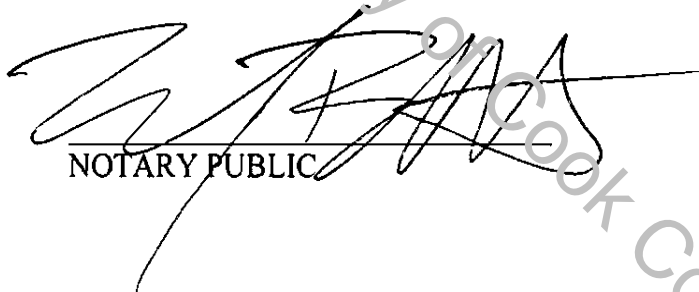
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STATE OF ILLINOIS        )  
  ) ss  
COUNTY OF DUPAGE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, STORER ROWLEY and CAROLYN ROWLEY, personally known to me to be the same person(s) whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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.

Given under my hand and official seal, this 2<sup>ND</sup> day of November, 2023.

My Commission expires November 2, 2023

  
NOTARY PUBLIC



Property of Cook County Clerk's Office

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## EXHIBIT A TO DEED IN TRUST

Property Address: 1311 Livingston Street, Evanston, IL 60201  
PIN: 05-35-312-003-0000

LOT 14 AND THE EAST 15 FEET OF 15 IN SUBDIVISION OF BLOCK 2 IN ROST AND GRANT'S SUBDIVISION OF THE NORTH 1266 FEET OF THE EAST 1/2 OF LOT 19 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF QUILMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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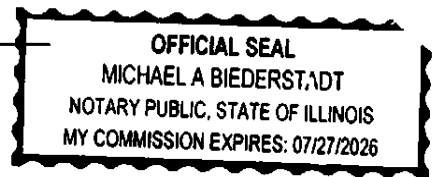
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee(s) 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 real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Nov. 2, 2023

Signature: *Carolyn L Rowley*  
CAROLYN ROWLEY (Grantor)

Signature: *Stor H Rowley*  
STORER ROWLEY (Grantor)



Subscribed and sworn to before me  
by the said Grantors,  
this 2<sup>nd</sup> day of November, 2023.

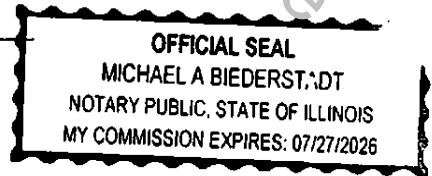
Notary Public *[Signature]*

The grantee or their agent affirms and verifies that the name of the grantee(s) 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 real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Nov. 2, 2023

Signature: *Carolyn L Rowley*  
Trustee (Grantee) - CAROLYN ROWLEY

Signature: *Stor H Rowley*  
Trustee (Grantee) - STORER ROWLEY



Subscribed and sworn to before me  
by the said Grantee,  
this 2<sup>nd</sup> day of November, 2023.

Notary Public *[Signature]*

Note: Any person who knowingly submits 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.

(Attached to deed or ABI to be recorded in Will County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)