

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

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THE GRANTOR, JOHN D. MARGOLIS, a bachelor,

of the County of Cook and State of Illinois
for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and (WARRANT OR OUTF CLAIMS...)* unto
JOHN D. MARGOLIS
900 Greenwood
Evanston, Illinois 60201

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 16th day of September, 1992, to COOK hereinafter referred to as "said trustee," regardless of the number of trustees, and unto all 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 Schedule "A" attached

Permanent Real Estate Index Number(s): 11-18-328-018-1003

Address(es) of real estate: 900 Greenwood, Evanston, Illinois 60201

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses 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 premises or any part thereof; to dedicate parks, streets, highways or alleys; to create 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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; (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.

If the title to any of 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," "upon condition," "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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, the grantor aforesaid has hereunto set his hand and seal, this 16th day of September, 1992

John D. Margolis (SEAL)
JOHN D. MARGOLIS

State of Illinois, County of Cook, ss.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JOHN D. MARGOLIS, a bachelor**, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of September, 1992

Commission expires APRIL 13, 1993

Court M. Martin
NOTARY PUBLIC

This instrument was prepared by Sharon F. Banks, One Northfield Plaza, #300, Northfield, Illinois 60093
(NAME AND ADDRESS)

*USE WARRANT OR OUTF CLAIMS AS PARTIES DESIRE

MAIL TO

Sharon F. Banks
Attorney and Counselor
One Northfield Plaza
Suite 300
Northfield, IL 60093

SEND SUBSEQUENT TAX BILLS TO:

Mr. John D. Margolis
(Name)
900 Greenwood
(Address)
Evanston, Illinois 60201
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO

DEPT-81 RECORDINGS
18999 TRAM 2217 12/25/92 11 11
#665 # * 1-52-735826
COOK COUNTY RECORDER

92739826

(The Above Space For Recorder's Use Only)

CITY OF EVANSTON
EXEMPTION

Sharon F. Banks
ATTORNEY
CITY CLERK

THE ATTACHED TRANSACTION OR EVEN IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (a) OF SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

9-16-92

Sharon F. Banks

92739826

OFFICIAL SEAL
COURT M. MARTIN
Notary Public, State of Illinois
My Commission Expires 4-13-93

Sharon F. Banks

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Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

FOR RECORDS AND TAX PURPOSES ONLY
FOR RECORDS AND TAX PURPOSES ONLY
92869225
92739826

300

300

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9 2 7 3 9 8 2 6

DEED IN TRUST
JOHN D. MARGOLIS, a bachelor
900 Greenwood
Evanston, Illinois 60201
PIN 11-15-328-018-1003

SCHEDULE "A"

PARCEL 1:

UNIT NO. 900-2 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE EAST 156 FEET OF THE NORTH 100 FEET OF BLOCK 41 IN CITY OF EVANSTON, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NO. 38100, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT 24225503; TOGETHER WITH AN UNDIVIDED 5.2867% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2:

EASEMENT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1, IN AND TO PARKING AREA NUMBER 4, AS DELINEATED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY.

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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.

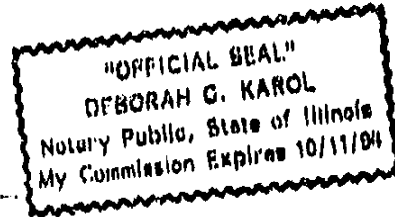
Dated September 28, 1992

Signature: Sharon F. Banks

~~XXXXXXXXXXXX~~ Agent

Subscribed and sworn to before me by the said Sharon F. Banks this 28th day of September 1992

Notary Public Deborah G. Karol



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.

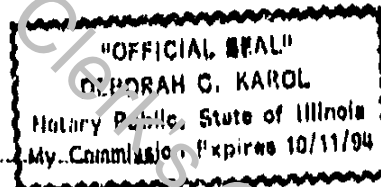
Dated September 28, 1992

Signature: Sharon F. Banks

~~XXXXXXXXXXXX~~ Agent

Subscribed and sworn to before me by the said Sharon F. Banks this 28th day of September 1992

Notary Public Deborah G. Karol



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.)

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