

UNOFFICIAL COPY VILLAGE OF SKOKIE, ILLINOIS

92398820

Economic Development Tax
Village Code Chapter 10
EXEMPT Transaction
Chicago Office

SMK#14
6/19/91
16-580ME-001ES

MAR/13/92

DEED IN TRUST

AFFIDAVIT SUBMITTED

KNOW ALL MEN BY THESE PRESENTS that the Grantors, Ben Mostow and Elizabeth Mostow, his wife, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, give, grant, remise, release and forever quit-claim unto Elizabeth L. Mostow or her successors in trust, not individually but as trustee under the provisions of a declaration of trust known as the "ELIZABETH L. MOSTOW REVOCABLE TRUST DATED AUGUST 19, 1988," all right, title and interest in the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

Unit 308 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 17th day of October, 1972 as Document Number 2654916, and Amendment ~~18566~~ ¹⁸⁵⁶⁶ ~~TRAN 416~~ ^{TRAN 416} ~~05/92~~ ^{05/92} ~~12:15:00~~ ^{12:15:00} ~~18566~~ ¹⁸⁵⁶⁶ ~~TRAN 416~~ ^{TRAN 416} ~~05/92~~ ^{05/92} ~~12:15:00~~ ^{12:15:00} the interest in Common Elements, registered on April 11, 1972 as Document Number 2685030. #31.50

An Undivided 2.5523% interest (except the Units delineated and described in said survey) in and to the following Described Premises:

That part of the East Half (1/2) of the Northeast Quarter (1/4) of Section 16, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of the West 7 acres of said East Half (1/2) of the Northeast Quarter (1/4); thence South 00 degrees 15 minutes 35 seconds West on the East line of said West 7 acres of the East Half (1/2) of the Northeast Quarter (1/4), a distance of 530.96 feet; thence North 90 degrees 00 minutes seconds East, a distance of 19.66 feet for the place of beginning of the tract of land hereinafter described; thence North 30 degrees 00 minutes 00 seconds East a distance of 79.0 feet; thence South 60 degrees 00 minutes 00 seconds East, a distance of 99.05 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 144.21 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 79.0 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 142.25 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 10.0 feet; thence North 79 degrees 36 minutes 32 seconds West, a distance of 44.40 feet; thence North 30 degrees 00 minutes 00 seconds East, a distance of 12.0 feet; thence North 60 degrees 00 minutes 00 seconds West, a distance of 103.41 feet to the place of beginning.

P.I.N.: 10-16-204-024-1028

This transaction is exempt under the Provisions of Paragraph (e), Section Four of the Real Estate Transfer Tax Act.

Date: 3/12/92 Representative: SMK

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

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the 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 or title or interest in or about or easement appurtenant to said real estate 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 the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the 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 the trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon

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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 the 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 their predecessors 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 real estate 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 "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

* * *

In Witness Whereof, the GRANTORS aforesaid, Ben Mostow and Elizabeth Mostow, his wife, have executed this Deed in Trust on this 23rd day of AUGUST, 1991.

Ben Mostow
Ben Mostow

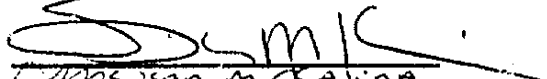
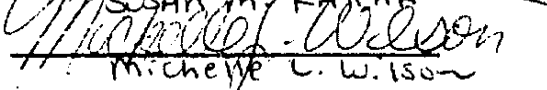
Elizabeth Mostow
Elizabeth Mostow

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WITNESS:


Susan M. Kalina

Michelle C. Wilson

Property address:

Unit #308
4940 Foster
Skokie, Illinois

Grantee's Address:

Elizabeth L. Mostow Revocable Trust
4940 Foster, Unit 308
Skokie, Illinois

After Recording Return To:

Susan M. Kalina
Holleb & Coff
55 E. Monroe St.
Suite 4100
Chicago, Illinois 60603



Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Before me, a Notary Public in and for said County, in the State aforesaid, personally appeared the above-named Ben Mostow and Elizabeth Mostow, his wife, personally known to me to be the persons whose names are subscribed to the foregoing instrument, who acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 23rd day of AUGUST, 1991.

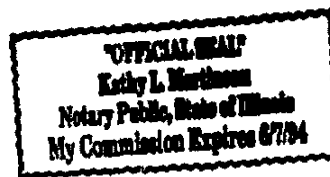
Kathy L. Martinson

Notary Public

My Commission Expires

This instrument was prepared in Chicago, Illinois by:

Charles A. Stern
Holleb & Coff
55 E. Monroe Street, Suite 4100
Chicago, Illinois 60603



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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.4000 FAX: 312.603.4001
WWW.COOKCOUNTYCLERK.COM

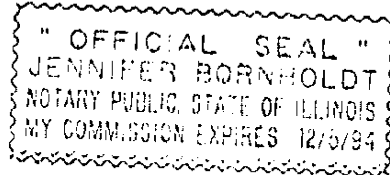
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STATEMENT BY GRANTOR AND GRANTEE

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 3/13, 1992 Signature: [Signature]
Grantor or Agent

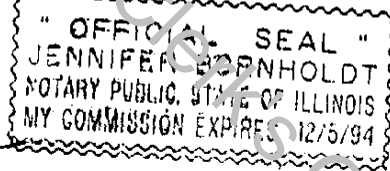
Subscribed and sworn to before me by the said [Name] this 13 day of MARCH 1992.
Notary Public [Signature]



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 3/13, 1992 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 13 day of MARCH 1992.
Notary Public [Signature]



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.)