

93610529

DEED IN TRUST

THIS INDENTURE WITNESSETH that the grantor ELEANOR HAWXHURST of Evanston, County of Cook and State of Illinois, for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Conveys and Quitclaims unto ELEANOR HAWXHURST, of the County of Cook and State of Illinois, as Trustee under the provisions of a declaration of trust dated the 26 day of July, 1993 (hereinafter referred to as "said trustee") and unto all and every successor or successors in trust under said declaration of trust, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot Thirty (30) in Block One (1) in the University Subdivision of Lots 21 and 22 and the South 1/2 of Lot 20 in George Smith's Subdivision of the South Part of Quilmette Reservation being part of the Fractional Section 35 and 34 part of Section 28 and 33 and part of Section 27, Township Forty-two (42) North Range eleven (11), East of the Third Principal Meridian, in Cook County, Illinois.

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Commonly known as: 2742 Garrison Avenue, Evanston, Illinois 60201

PIN No. 05-35-316-023

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 is hereby granted to said trustee to improve, manage, and protect said premises or any part thereof; 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 mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, 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 the leases and options to purchase the whole or any part of the reversion and to contract respecting the manner

Exempt Under Part of Ill. Real Estate Transfer Act and under Par. of Cook County Transfer Tax Ordinance.  
By: Eleanor Hawxhurst  
(Agent) (Grantor)  
August 4, 1993

CITY OF EVANSTON  
NON EXEMPTION  
MAY 1993

196665 TRAN 8817 08/04/93 10:13:00  
41517 \*--93-610529  
COOK COUNTY RECORDER

DEPT-01 RECORDING  
196666 TRAN 8818 08/04/93 10:21:00  
61523 \*--93-610529  
COOK COUNTY RECORDER

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of fixing the amount of present or future rentals; 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 premises or any part thereof; and to deal with said property and every part thereof; and to deal with said property and every part thereof in all other ways and for such other consideration 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 declaration of trust; 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 declaration of trust 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 declaration of trust 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 invested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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.

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IN WITNESS WHEREOF, the grantor ELEANOR HAWXHURST aforesaid has hereunto set her hand and seal this 2<sup>nd</sup> day of July, 1993.

Eleanor Hawxhurst  
ELEANOR HAWXHURST

State of Illinois )  
                          ) SS:  
County of Cook     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ELEANOR HAWKHURST 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 she signed, sealed and delivered the said instrument as her 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 notarial seal, this 26 day of July, 1993.

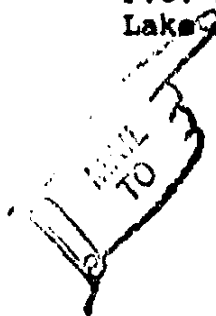
Thomas C. Strachan III  
Notary Public



This Instrument was prepared by:

Thomas C. Strachan, III  
P.O. Box 210  
Lake Forest, Illinois 60045

MAIL TO



93610529

STATEMENT BY GRANTOR AND GRANTEE

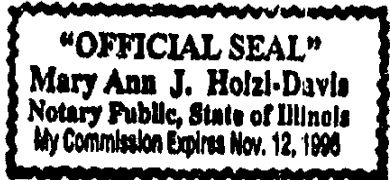
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 8/4, 1993

Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_  
this 4<sup>th</sup> day of August, 1993.

[Handwritten Signature]  
Notary Public



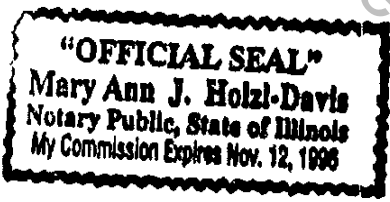
The grantee or his agent affirms and verifies that, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 8/4, 1993

Signature [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_  
this 4<sup>th</sup> day of August, 1993.

[Handwritten Signature]  
Notary Public



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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.)

# UNOFFICIAL COPY

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