

UNOFFICIAL COPY

23.00
8.50
4.00
13:06

93803587

COOK COUNTY DEED IN TRUST

RECORDER

JESSE WHITE

SKOKIE OFFICE

2750/22
0003
RECORDING #
MAILINGS #
RECORDING #
93803587 #
0905 MEH
10/04/93

(The space above for Recorder's use only.)

THE GRANTOR JAN SACHS, a single woman, of the City of Chicago, Cook County, Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and QUITCLAIM to

JAN SACHS AS INITIAL TRUSTEE OF THE JAN SACHS REVOCABLE TRUST, DATED September 30, 1993 and to all and every successor or successors in trust under the trust agreement the following described real estate in Cook County, Illinois:

Lots 89 and 90 in George Lill's Subdivision of Outlot 15 in Snow Estate Subdivision of the Superior Court Partition of the East 1/2 of the Northwest 1/4 and that part of the Southwest 1/4 being North and adjoining East of the North Branch of Chicago River in Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Street address: 3029 N. Leavitt, Chicago, Illinois 60618
Real estate index number: 14-30-110-048

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises 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 the premises or any part thereof to a successor or successors in trust and to grant 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 the 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and options to purchase the whole or any

93803587

2750
R4

UNOFFICIAL COPY

78380819

Property of Cook County Clerk's Office

03/20/2019

UNOFFICIAL COPY

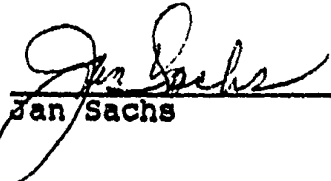
93803587

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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the 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 the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The grantor has signed this deed on September 30, 1993.



Jan Sachs

UNOFFICIAL COPY

73480270

Property of Cook County Clerk's Office

UNOFFICIAL COPY

93803587

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

I am a notary public for the County and State above. I certify that JAN SACHS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the 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.

Dated: September 30, 1993.





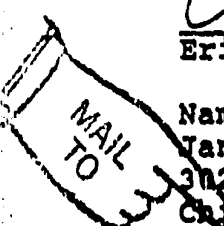
Notary Public

Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E.



Eric G. Matlin, Attorney

9/30/93
Date

 Name and address of Grantee (and send future tax bills to):
Jan Sachs, Trustee
3029 N. Leavitt
Chicago, Illinois 60618

This deed was prepared by (and send recorded deed to):
Eric G. Matlin
Attorney at Law
555 Skokie Boulevard, Suite 500
Northbrook, Illinois 60062
(708) 205-1121

Cook County Clerk's Office

UNOFFICIAL COPY

78.80200

Property of Cook County Clerk's Office

UNOFFICIAL COPY

93803587

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.

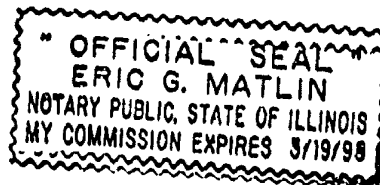
Dated 9/30, 1993 Signature: *Jan Sachs*

Grantor or Agent

State of Illinois) SS
County of Cook)

Subscribed and sworn to before me
this 30th day of September, 1993.

Notary Public *Eric G. Matlin*



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 9/30, 1993 Signature: *Jan Sachs*

Grantee or Agent

State of Illinois) SS
County of Cook)

Subscribed and sworn to before me
this 30th day of September, 1993.

Notary Public *Eric G. Matlin*



UNOFFICIAL COPY

72390280

Property of Cook County Clerk's Office