

# UNOFFICIAL COPY

10040008/nasbit/residence

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## DEED IN TRUST

Grantor, JANET P. NESBIT of Park Ridge, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim to JANET P. NESBIT, not personally but as trustee of the JANET P. NESBIT Trust under the trust agreement dated December 3, 1988, her successor or successors the following described real estate in the County of Cook, State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 09-34-102-045-1375 and 09-34-102-045-1808

REPT-01 RECORDING 327.50  
156666 TRAX 2856 05/11/92 1:13:00 PM  
15260 3 4-1275-3553 6663  
COOK COUNTY RECORDER

Commonly known as: 2300 Windsor Mall, Units 2H and 12/Z19, Park Ridge, IL

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 6663



In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

This transaction is exempt under  
Provision E, of Section 4, of the Revenue Transfer Act,  
and Cook County Ord. 95104, Par. E.

Date: 12/14/92 By: A. Janda

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Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. 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 possession, earnings, avails, and proceeds thereof.

Executed at Arlington Heights, Illinois on December 14, 1992.

Janet P. Nesbit  
JANET P. NESBIT

Exempted under Real Estate Transfer Tax Act, Section 4, Paragraph E, and Cook County Ordinance 95104, Paragraph E.

Dated: December 14, 1992

Janet P. Nesbit  
Grantor, JANET P. NESBIT

State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that JANET P. NESBIT personally known to me to be the same persons whose names are 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.

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Given under my hand and notarial seal this 14<sup>th</sup> day of December,  
19 92.

*Annette J. Janda*  
Notary Public  
"NOTARIAL SEAL"  
ANNETTE J. JANDA  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/1/93

This instrument was prepared by:  
Brian N. Rubin  
KOVITZ SHIFFRIN & WAITZMAN  
A Professional Corporation  
3436 North Kennicott, Suite 150  
Arlington Heights, Illinois 60004  
(708) 259-4555

Mail to: Same as above.

of Cook County Clerk's Office

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EXHIBIT "A"

UNIT NO. 12/2H AND GARAGE UNIT NO. 12/2-19, IN BRISTOL COURT CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

**PARCEL 1:** ALL OF LOT "A" IN SELLEGREN'S BRISTOL COURT, BEING A SUBDIVISION OF PARTS OF LOTS 8 AND 10, IN THE OWNER'S PARTITION OF LOTS 30, 31, 32 AND 33, IN THE COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 10, 1966 AS DOCUMENT NO. 19852990, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** ALL OF THE FIRST ADDITION TO SELLEGREN'S BRISTOL COURT, BEING A SUBDIVISION OF LOT 5 (INCLUDING THAT PART THEREOF FALLING IN LOT 1 OF DECANINI RESUBDIVISION AS RECORDED ON NOVEMBER 7, 1963 AS DOCUMENT NO. 18964943), AND LOT 7, EXCEPT THE WEST 327.60 FEET THEREOF IN OWNER'S PARTITION OF LOTS 30, 31, 32, AND 33 OF COUNTY CLERK'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 2269974, AND AS AMENDED BY DOCUMENT NOS. 24394152, 25073635, 26435679 AND 85090604, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2500 Windsor Mall, Units 2H and 12/2-19  
Park Ridge, Illinois

Permanent Index Nos. 09-34-102-045-1375 & 09-34-102-045-1806

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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.

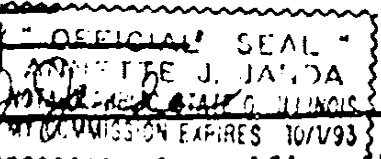
Dated May 7, 1993

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before

me by the said Agent  
this 7<sup>th</sup> day of May  
1993.

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.

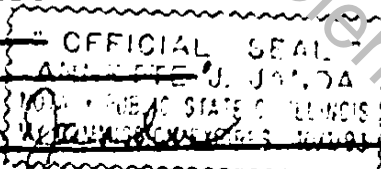
Dated May 7, 1993

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before

me by the said Agent  
this 7<sup>th</sup> day of May  
1993.

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.)