

94-697983

QUITCLAIM DEED IN TRUST

The GRANTOR, Ronald A. Kaufman, a single person, of the County of Los Angeles and State of California, for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, Conveys and QUIT CLAIMS unto

Ida C. Kaufman of Skokie, Illinois as Trustee under Trust Agreement dated June 8, 1994, and any amendments thereto and known as the Earl M. and Ida C. Kaufman Revocable Trust and unto all and every successor or successors in trust under said trust agreement

in the real estate in the County of Cook, State of Illinois, more fully described as follows:

See Legal Description attached hereto and made a part herof

P.I.N. Property Address: 4901 Golf Road, Skokie, Illinois 60077

P.I.N. # 10-16-204-029-1023

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COOK COUNTY RECORDER

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 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 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 futuro, 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 easement 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

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Example not for recording purposes  
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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.

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 13<sup>th</sup> day of June, 1994.

Ronald A. Kaufman  
Ronald A. Kaufman

California Los Angeles  
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald A. Kaufman, a single person, 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.

Given under my hand and official seal June 13<sup>th</sup> 1994.

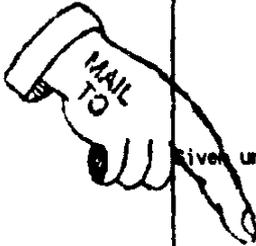
George E. Hunt  
Notary Public

This document prepared by:  
Michael A. Zelmer, 555 Skokie, Blvd, Northbrook, IL 60062

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ASE1  AS  
GEORGE E. HUNT  
COMM. #964583  
NOTARY PUBLIC-CALIFORNIA  
LOS ANGELES COUNTY  
My Comm. Expires April 19, 1996

VILLAGE of SKOKIE, ILLINOIS  
Economic Development Tax  
Village Code Chapter 10  
EXEMPT Transaction  
Skokie Office

21/JUN/94



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THE FOLLOWING DESCRIBED PREMISES ARE:

## ITEM 1

Unit 211 as described in survey delineated on and attached to and a part of a Declaration of Condominium ownership registered on the 18th day of June, 1975 as Document number 2813918.

## ITEM 2

An undivided 2.21656% interest (except the units delineated and described in said survey) in and to the following described premises:

(Legal description attached and made a part hereto)

That part of the East Half (½) of the Northeast Quarter (¼) of Section 16, Township 41 North, Range 15, East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of the East 33 rods of said Northeast Quarter (¼); thence South 00 degrees 25 minutes 30 seconds West on the West line of said East 33 rods of the Northeast Quarter (¼), a distance of 153.12 feet thence North 90 degrees 00 minutes 00 seconds West, a distance of 20.57 feet for the place of beginning of the tract of land hereinafter described; then South 30 degrees 00 minutes 00 seconds West, a distance of 79.0 feet; thence North 63 degrees 00 minutes 00 seconds West, a distance of 160.01 feet; then North 90 degrees 00 minutes 00 seconds West, a distance of 181.63 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 79.0 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 179.69 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 10.0 feet; thence South 79 degrees 36 minutes 32 seconds East, a distance of 44.40 feet; thence South 30 degrees 00 minutes 00 seconds West, a distance of 12.0 feet; thence South 60 degrees 00 minutes 00 seconds East, a distance of 104.78 feet to the place of beginning.

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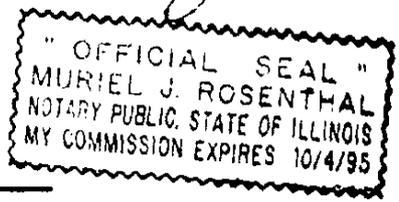
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The grantor or his agent affirms that to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 June 27, 1994 Signature: [Signature]  
Grantor or Agent

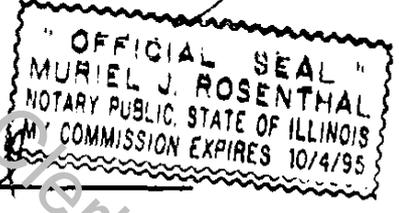
Subscribed and sworn to before me by the said Agent this 27th day of June 1994.  
Notary Public Muriel J. Rosenthal



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 June 27, 1994 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 27th day of June 1994.  
Notary Public Muriel J. Rosenthal



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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