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DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, Morton A. Cohen and Diana G. Cohen, husband and wife, of 403 Washington, Wilmette, Illinois 60091, 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, convey and warrant unto MORTON A. COHEN, not individually, but as trustee under the provisions of a declaration of trust known as the MORTON A. COHEN 1990 TRUST, dated March 6, 1990, and unto all and every successor in trust or assign, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

TO HAVE AND HOLD said premises with the appurtenances, unto said Trustee or his successor and or assign, 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 declaration of trust, full power and authority is hereby granted to the trustees to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and 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 trustees; 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 any 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 declaration of trust 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 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,

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 CITY OF DEO PLAINES

THIS DEED REPRESENTS AN
 EXEMPT TRANSACTION PURSUANT
 TO SECTION 17-110 OF THE
 REAL ESTATE TRANSFER ACT.
 DATED 2/17/94
 City of Des Plaines 02-2494
 Instrument not subject to transfer tax.

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(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 the trustees were 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.

And 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 GRANTORS aforesaid, Morton A. Cohen and Diana G. Cohen, have executed this Warranty Deed in Trust on this 5th day of February, 1994.

Morton A. Cohen
Morton A. Cohen

Diana G. Cohen
Diana G. Cohen

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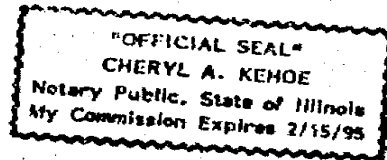
STATE OF ILLINOIS)
) SS:
COUNTY OF C O O K)

I, CHERYL A. KEHOE, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MORTON A. COHEN and DIANA G. COHEN, husband and wife, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their 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 official seal this 5th day of February, 1994.

Cheryl A. Kehoe
Notary Public

My Commission Expires:



This Instrument Prepared By:

Cheryl Kehoe Schaul
BURKE, WARREN & MACKAY, P.C.
225 West Washington Street
24th Floor
Chicago, Illinois 60606

Upon Recordation Return To:

Cheryl Kehoe Schaul
BURKE, WARREN & MACKAY, P.C.
225 West Washington Street
24th Floor
Chicago, Illinois 60606

Mail Tax Bills To:

MORTON A. COHEN, TRUSTEE
463 WASHINGTON
WILMETTE, IL 60091



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EXHIBIT A

Legal Description

That part of the southeast quarter of fractional Section 10, Township 41 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the southeast corner of the aforesaid southeast quarter of Section 10; thence north 1030.62 feet along the east line of said southeast quarter; thence west 150.82 feet along a line drawn perpendicular to the east line of said southeast quarter, to the point of beginning of the herein described tract of land; thence continuing west 185.07 feet along the westerly extension of said perpendicular line; thence north 73.58 feet along a line drawn parallel with the east line of the aforesaid southeast quarter; thence east 185.07 feet along a line drawn perpendicular to the east line of the aforesaid southeast quarter; thence south 73.58 feet along a line drawn parallel with the east line of the aforesaid southeast quarter, to the hereinabove designated point of beginning, in Cook County, Illinois.

Permanent Real Estate Index Number: 09-10-401-073-1016

Address of Real Estate: 8848 Kenneth Drive,
Des Plaines, Illinois

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Buka, Warren & MacKay, P.C.
120 W. Jackson St. 24th Floor
Chicago, Illinois 60605

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STATEMENT BY GRANTOR AND GRANTEE

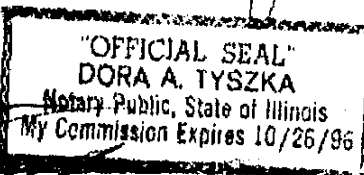
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 February 28, 19 94

Signature: _____

Cheryl M. Schaul
Grantor or Agent

Subscribed and sworn to before me by the said Cheryl Kehoe Schaul this 28 day of February 19 94.
Notary Public _____



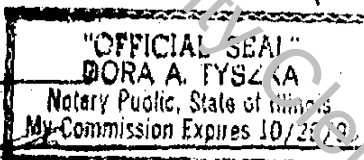
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated February 28, 19 94

Signature: _____

Cheryl M. Schaul
Grantee or Agent

Subscribed and sworn to before me by the said Cheryl Kehoe Schaul this 28 day of February 19 94.
Notary Public _____



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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