



DEED IN TRUST

UNOFFICIAL COPY 94256255

THIS INDENTURE WITNESSETH, That the Grantor STEVEN T. SIMS
 of the County of COOK
 of TKN AND NO/100th (10.00) Dollars, and other good and
 variable consideration in hand paid Convey and warrant unto NBD BANK, an
 Illinois Banking Corporation,
 as Trustee under the provisions of a trust agreement dated the 10th
 day of December, 19 89, known as Trust Number 4202-AH the following described
 real estate in the County of COOK and State of Illinois, to wit:

LOT 9 IN BLOCK 8 IN PINTER & SONS SECOND ADDITION TO SOUTH EVANSTON, IN THE
 EAST HALF OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

DEPT-01 RECORDING 25.50
 T57777 TRAN 7672 03/21/94 16:23:00
 3011 LC *-94-256255
 COOK COUNTY RECORDER

Common Address: 1402 Washington, Evanston, IL 60202
 Permanent Property Tax Identification Number 10-24-407-004

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agree-
 ment set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to
 dedicate parts, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said property as often as desired, to
 contract to sell, to grant options to purchase, to sell in 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, to 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 future, and upon any terms and for any
 period or periods of time, not exceeding in the case of any single lease 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 or 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 do 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 acquire title, be necessary
 or expediency of any act of said trustee, or be obliged or privileged to inquire into any 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, at that time of delivery thereof the trust created by this
 indenture and by said trust agreement was in full force and effect, so that such conveyance or other instrument was executed in accordance with
 the trust, conditions and limitations contained in this indenture and in said trust agreement or in any amendment thereto and binding upon all
 beneficiaries thereunder, so that said trustee was duly authorized and empowered to execute and deliver such deed, trust deed, lease, mortgage
 or other instrument and all of the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been
 properly appointed and are duly vested with all the title, estate, rights, powers, authorities, duties and obligations of said trustee or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, dividends
 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, dividends and proceeds
 thereof as aforesaid.

If the title to any of the above lands 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 "upon condition," or "with limitations," or words of similar import, in accor-
 dance with the statute in such case made and provided.

And the said grantor hereby expressly waive and release 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 in execution or otherwise.

In Witness Whereof, the grantor appeared to S. and Seal
 his 15c City of ARRLH

Seal

Seal

STEVEN T. SIMS

Seal

Seal

This instrument should be returned to
 NBD BANK - TRUST DIVISION

900 East Kensington Road
 Arlington Heights, IL 60004

This instrument was prepared by

NBD BANK

900 East Kensington Road
 Arlington Heights, IL 60004

25.50
 H.

CITY OF EVANSTON
 EXEMPTION
 City Clerk

UNOFFICIAL COPY

State of Illinois

County of Cook

I, Heidi Knesper, a Notary Public in and for said County,

in the state aforesaid, do hereby certify that Steven T. Sims

personally known to me to be the same person _____ whose name _____

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, including the release and waiver of the right of the right of homestead.

Given under my hand and notarial seal this 15th day of March, 19 94



Heidi Knesper
Notary Public

Exempt Under Real Estate Transfer Tax Act
P# E
Date 3/21/94
Shawn S.

Cook County Clerk's Office

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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 3/15, 1994 Signature: _____

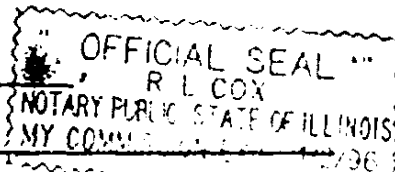
Grantor or Agent

Subscribed and sworn to before

me by the said _____

this 15 day of MARCH

1994.
Notary Public R.L. Cox



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 3/15, 1994 Signature: _____

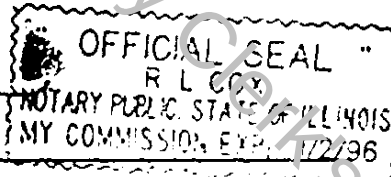
Grantee or Agent

Subscribed and sworn to before

me by the said _____

this 15 day of MARCH

1994.
Notary Public R.L. Cox



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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