

UNOFFICIAL COPY VILLAGE of SKOKIE, ILLINOIS

94289201

QUIT CLAIM

DEED IN TRUST

Economic Development Tax  
Village Code Chapter 10  
EXEMPT Transaction

Skokie Office

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JACK KATZ, a widower, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, convey and quit-claim unto: JACK KATZ, as Trustee under the provisions of a certain trust agreement dated February 4, 1994 and known as the KATZ REAL ESTATE TRUST, the following described real estate situated in the County of Cook, State of Illinois, to wit:

See Rider Attached

DEPT-01 RECORDING \$27.50  
T00012 TRAM 7498 03/31/94 11:32:00  
#2386 # \*--94--289201  
COOK COUNTY RECORDER

PIN: 10-15-301-069

Except under paragraph 4a,  
Illinois Real Estate Transfer Tax Act,  
3/3/94 Date *[Signature]* Attorney

Prepared by Jerold H. Schneider, 707 Skokie Boulevard, Suite 600, Northbrook, IL 60062

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

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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 exemption or homestead from sale on execution or otherwise.

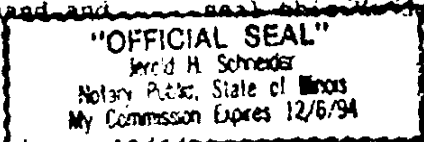
IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 3rd day of March, 1994.

*[Signature: Jack Katz]* [Seal]  
JACK KATZ

STATE OF ILLINOIS I, Jerold H. Schneider, a notary public in and for said County,  
SS and State aforesaid, do hereby certify that  
COUNTY OF COOK JACK KATZ, a widower,

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

GIVEN under my hand and seal this 3rd day of March, 1994.  
*[Signature: Jerold H. Schneider]*  
Jerold H. Schneider, Notary Public



My commission expires 12/6/94

RETURN TO:  
Jerold H. Schneider  
707 Skokie Boulevard, Suite 600  
Northbrook, Illinois 60062

Address of property: 9161 Keating Ave.  
Skokie, Illinois 60076  
Mail Tax Bills to: Jack Katz  
9161 Keating Ave.  
Skokie, Illinois 60076

*[Handwritten: Not a]*

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Full power and authority is hereby granted to said Trustee, his heirs, assigns, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession of 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 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, 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 said Trustee, or any successor in trust, be obliged to see 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 authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither the Trustee individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said trust agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said trust agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the selection of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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## PARCEL NO. 1

THE NORTH 44.25 FEET OF LOTS 9 AND 10 IN BLOCK 2 IN THE FIRST ADDITION TO "THE BRONX", BEING A SUBDIVISION OF PART OF THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

## PARCEL NO. 2

EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS FOR CHURCH AND KEATING TOWNHOUSE PROJECT MADE BY CO-OPERATIVE HOME BUILDERS, INCORPORATED, AN ILLINOIS CORPORATION, DATED NOVEMBER 21, 1957, AND RECORDED DECEMBER 13, 1957, AS DOCUMENT 17089201, AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1955, AND KNOWN AS TRUST NO. 17532, TO HAROLD ALING AND DIANA ALING, HIS WIFE, IN JOINT TENANCY, DATED FEBRUARY 26, 1958, AND RECORDED MARCH 18, 1958, AS DOCUMENT 17158133,

(A) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 4 FEET OF LOT 9 IN BLOCK 2 IN FIRST ADDITION TO "THE BRONX" AFORESAID.

(B) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS, EGRESS, AND PARKING OVER AND ACROSS THE SOUTH 18 FEET OF LOTS 9 AND 10, IN BLOCK 2, IN FIRST ADDITION TO "THE BRONX" AFORESAID, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 9161 NORTH KEATING AVENUE, SKOKIE, IL 60076

PERMANENT INDEX NUMBER: 10153010690000\*

Property of Cook County Clerk's Office

54485417

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04069202

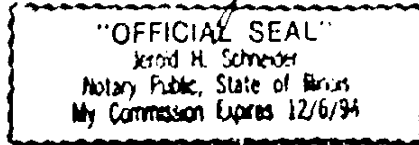
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## STATEMENT BY GRANTOR AND GRANTEE

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 3/3/, 1994 Signature: Jack Katz  
Grantor or Agent

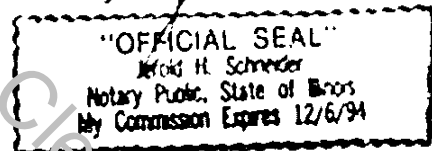
Subscribed and sworn to before me by the said Grantor this 3rd day of March 1994.  
Notary Public Jerrold H. Schneider



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 3/3/, 1994 Signature: Jack Katz  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 3rd day of March 1994.  
Notary Public Jerrold H. Schneider



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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