

# UNOFFICIAL COPY

DIED IN TRUST  
(ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

### THE GRANTOR

Harold Cohn and Matilda Cohn, husband and wife

DEPT-01 RECORDING \$25.50  
7:2222 TRAN 0514 04/21/94 12:09:00  
47127 # REC # -94-356205  
COOK COUNTY RECORDER

of the County of Cook and State of Illinois  
for and in consideration of Ten and 00/100ths  
Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANT /QUIT CLAIM) unto  
Matilda Cohn, as Trustee of the Matilda  
Cohn Trust dated April 15, 1994\*

## 94356205

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and known as Trust Number \_\_\_\_\_ (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See attached Exhibit A for Legal Description.

Permanent Real Estate Index Number: 05-14-327-004-1016

Address(es) of real estate: 308 Happ Road, Unit 207, Northfield, Illinois 60093

\*Grantee's Address: 308 Happ Road, Unit 207, Northfield, Illinois 60093  
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 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 the 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 way 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 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 or such, but only an interest in the earnings, avails 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S 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 on execution or otherwise.

In Witness Whereof, the grantor S aforesaid has set their hand and seal this 15 day of April, 1994

Harold Cohn (SEAL) Matilda Cohn (SEAL)  
Harold Cohn Matilda Cohn

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 Harold Cohn and Matilda Cohn, husband and wife personally known to me to be the same person s whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 15 day of APRIL, 1994  
FRANCES HURITZ  
Notary Public, State of Illinois  
My Commission Expires 10-3-94  
NOTARY PUBLIC

This instrument was prepared by Scott H. Malin, Much Shelist Freed Denenberg & Ament, P.C.  
200 N. LaSalle Street, Suite 2100, Chicago, IL 60601  
USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Scott H. Malin  
Much Shelist Freed Denenberg & Ament, P.C.  
200 N. LaSalle St., Ste. 2100  
Chicago, IL 60601  
SEND SUBSEQUENT TAX BILLS TO:  
Matilda Cohn  
308 Happ Road, Unit 207  
Northfield, Illinois 60093

Exempt under provisions of Par. E, Sec. 4, Real Estate Transfer Tax Act.  
Date: April 15, 1994  
Agent for Grantor and Grantee  
94356205

OK  
N/C

MAIL TO

2550

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE<sup>2</sup>  
LEGAL FORMS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit A

### PARCEL I:

UNIT 207 IN THE NORTHFIELD VILLAGE CENTER CONDOMINIUM, NORTHFIELD, ILLINOIS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN NORTHFIELD VILLAGE CENTER, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 23, 1988 AND KNOWN AS TRUST NUMBER 106125-05 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 89-524,399, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS CREATED PURSUANT TO SUCH DECLARATION AS MAY BE AMENDED FROM TIME TO TIME.

### PARCEL II:

EASEMENTS FOR THE BENEFIT OF PARCEL I FOR THE USE OF ROADWAYS, DRIVEWAYS, ENTRANCES, EXITS, SIDEWALKS, PARKING AREAS, POND, APPURTENANT STORM SEWERS, INFLOW AND OUTFLOW PIPES, SEWER MAINS AND PIPES, WATER MAINS AND PIPES, GAS MAINS AND PIPES, ELECTRICAL CABLES AND WIRES, TELEPHONE CABLES AND WIRES, OTHER UTILITY FACILITIES, FOR CONSTRUCTION WORK AND FOR THE OPERATION AND MAINTENANCE OF ENCROACHING IMPROVEMENTS AS DEFINED SECTIONS 2.1, 2.2, 2.3, 4.1, 4.2, 4.3, 5.1 AND 5.3 IN THE NORTHFIELD VILLAGE CENTER DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED OCTOBER 1, 1987 AND RECORDED JANUARY 15, 1988 AS DOCUMENT 88-023,405, AND AS CREATED BY DEED RECORDED FEBRUARY 23, 1989 AS DOCUMENT 89-083,137 IN, UPON AND ACROSS LOTS 1 AND 3 IN NORTHFIELD VILLAGE CENTER, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

94356205

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

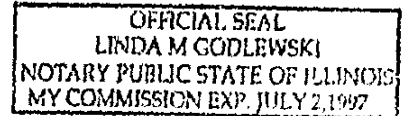
## STATEMENT BY GRANTOR AND GRANTEE

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 April 15, 1994 Signature: Matilda Cohn  
Grantor or Agent

Subscribed and sworn to before me by the said MATILDA COHN this 15th day of April, 1994.

Notary Public Linda M Godlewski

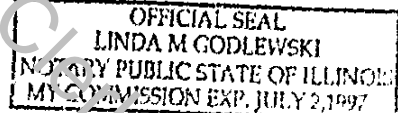


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 15, 1994 Signature: Matilda Cohn  
Grantee or Agent

Subscribed and sworn to before me by the said MATILDA COHN this 15th day of April, 1994.

Notary Public Linda M Godlewski



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.)

94356315

UNOFFICIAL COPY

Property of Cook County Clerk's Office