

DEED IN TRUST

DEPT-01 RECORDING \$25.00
787777 TRAN 4896 12/13/95 09:56:00
5780 * J.J. # -95-864623
COOK COUNTY RECORDER

THE GRANTOR, ILSE MÜLLER-BERGH, of 1516 Hinman Avenue, Apt. 402, Evanston, Cook County, Illinois, a widow, not remarried, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and quit claims unto KLAUS MÜLLER-BERGH, of Winnetka, Illinois, as Trustee under the provisions of a trust agreement entitled the "ILSE MÜLLER-BERGH QUALIFIED PERSONAL RESIDENCE TRUST" dated the 9th day of September, 1995, (hereinafter referred to as "the 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, State of Illinois, to wit:

PARCEL 1: Unit 402, in Hinman House Condominium, as delineated on the survey of the following described parcel of real estate: Lot 3 and the North 1/2 of Lot 4 in Block 26 in the Village of Evanston in Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 26485649 together with its undivided percentage interest in the common elements.

R DEPT-01 RECORDING \$25.00
787777 TRAN 4896 12/13/95 09:56:00
5780 * J.J. # -95-864623
COOK COUNTY RECORDER

PARCEL 2: The exclusive right to the use of Parking Space G-7, limited common element as delineated on the survey attached to Declaration of Condominium recorded as Document 26485649.

Permanent Real Estate Index Number:
11-18-408-016-1026

Address of Real Estate:
1516 Hinman Avenue, Apt. 402
Evanston, IL 60201

CITY OF EVANSTON
EXEMPTION
CITY CLERK

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

95864623

25/9

UNOFFICIAL COPY

2025-01-20

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand this 9th day of September, 1995.

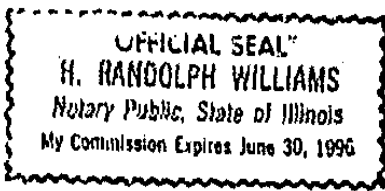
Ilse Müller-Bergh

ILSE MÜLLER-BERGH

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for Cook County, Illinois, do hereby certify that ILSE MÜLLER-BERGH, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal, this 9th day of September, 1995.



H. Randolph Williams
Notary Public

This instrument was prepared by H. Randolph Williams, 333 No. Michigan Avenue, Suite 728, Chicago, Illinois, 60601.

Send subsequent tax bills to:
1516 Hinman Avenue, Apt. 402
Evanston, IL 60201

9585-1623

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.

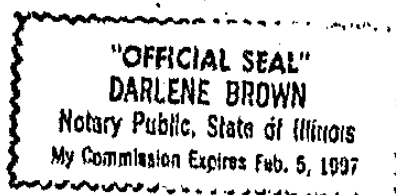
Dated October 20, 1995 Signature:

H. Randolph Williams
Grantor or Agent

H. Randolph Williams

Subscribed and sworn to before me by the said H. Randolph Williams this 20th day of October, 1995.

Notary Public Darlene Brown



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.

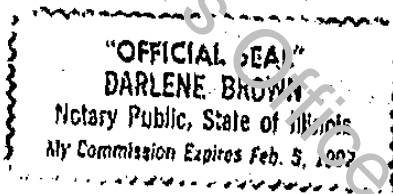
Dated October 20, 1995 Signature:

H. Randolph Williams
Grantee or Agent

H. Randolph Williams

Subscribed and sworn to before me by the said H. Randolph Williams this 20th day of October, 1995.

Notary Public Darlene Brown



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 or for subsequent offenses.

(Attach to deed or AZI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

05861823

UNOFFICIAL COPY

Property of Cook County Clerk's Office

9586-1823