

UNOFFICIAL COPY

DEED IN TRUST

In consideration of Ten Dollars in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RUTH F. LECHNER** ("Grantor")

95115495

NOTICE OF RECORDING \$13.00
RECORDED IN COOK COUNTY CLERK'S OFFICE
INDEXED IN COOK COUNTY CLERK'S OFFICE
95-115495

married to **ROBERT J. LECHNER**, whose mailing address is 123 Fuller Lane, Winnetka, Illinois, hereby transfers, conveys and warrants to **RUTH F. LECHNER**, as Trustee of a Trust Known as the **RUTH F. LECHNER REVOCABLE TRUST** Dated July 25, 1994 (the "Trust Agreement"), and unto her successors in trust under the Trust Agreement ("Grantee"), whose mailing address is 123 Fuller Lane, Winnetka, Illinois, Grantor's undivided one-half interest (1/2) in the real estate, commonly known as 123 Fuller Lane, Winnetka, Illinois, described in Exhibit "A" attached hereto and made a part hereof, together with all rights and appurtenances in any manner appertaining or belonging to said real estate ("the premises").

TO HAVE AND TO HOLD the 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 is hereby granted to the Trustee to improve the property or any part thereof, to contract to sell, to grant options to purchase, to lease, to sell on any terms and to convey such property or any part thereof.

Full power and authority is hereby granted to the Trustee to manage and protect the property, to convey the property or any part thereof to a successor or successors in trust and the granting to such

Box 326 *BHB*

33 *BHB*

95-115495

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

successor or successors in trust of all of the title, estate, powers, and authorities vested in the Trustee, to mortgage, pledge or otherwise encumber such property or any part thereof, 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, title or interest in or about or easement appurtenant to said property or any part thereof, and to deal with said property and every part thereof in all other ways and for such 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 premises, or to whom said premises 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 premises, or be obliged to see that the terms of the 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 Trust Agreement; 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 Deed in Trust and by the Trust Agreement that the Trust Agreement was in full force and effect; (b) that such conveyance or other instrument

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Trust Agreement and binding upon all beneficiaries thereunder; (c) that the 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 by a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the original Trustee.

In the event of a vacancy in the trusteeship, the following individuals, in the order named, shall be the successor Trustee:
THOMAS A. POLACHEK, then SARAH M. LINSLEY, then WALTER W. BELL.

IN WITNESS WHEREOF, the Grantor has executed and delivered (and Grantee has received and accepted) this Deed in Trust this _____ day of 2/2, 1995.

Grantor:

Ruth F. Lechner
RUTH F. LECHNER

Grantee:

Ruth F. Lechner
RUTH F. LECHNER, Trustee

ROBERT J. LECHNER executed this Deed for the purposes of waiver of homestead.

Robert J. Lechner
ROBERT J. LECHNER

95-13195

UNOFFICIAL COPY

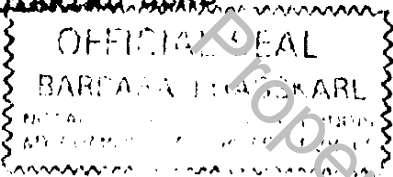
Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

The foregoing instrument was acknowledged before me this 2nd day
of February, 1995 by RUTH F. LECHNER and ROBERT J. LECHNER,
husband and wife.

NOTARIAL SEAL



Barbara Leach Karl

NOTARY PUBLIC

Property of Cook County Clerk's Office

95115495

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95110 55

UNOFFICIAL COPY

EXHIBIT A

Lot 15 in Orth's Subdivision of part of the South East fractional 1/4 of fractional Section 21, Township 42 North, Range 13 East of the Third Principal Meridian together with those parts of Lots 5 and 6 in Ethelburt's Subdivision of part of Lot 3 in Circuit Court Partition of Blocks 3 and 4 in Simonds and others Subdivision in said Section 21 bounded and described as follows:

Beginning at the North East corner of Lot 15 in said Orth's Subdivision and running thence North Easterly along the Northerly line extended of said Lot 15, 55.37 feet more or less to its intersection with a line drawn from a point in the North Westerly line of Lot 6 in said Ethelburt's Subdivision 300 feet South Westerly from the North East corner thereof to a point in the South Easterly line of said Lot 6, 300 feet South Westerly from the South East corner of said Lot 6; thence South Easterly along the last described line 85.42 feet more or less to the South Easterly line of said Lot 6; thence South Westerly along said South Easterly line 40.26 feet to a point 47.43 feet North Easterly from the South West corner of said Lot 6; thence North Westerly at right angles to the last described line 25.46 feet to a point in the Southerly line extended of Lot 15 in said Orth's Subdivision 33.03 feet North Easterly from the South East corner of said Lot 15; thence South Westerly along the Southerly line extended of said Lot 15, 33.03 feet to the South East corner thereof and thence North Westerly along the line between Lots 6 and 5 in Ethelburt's Subdivision and Lot 15 in Orth's Subdivision 75 feet to the point of beginning in the Village of Winnetka in Cook County, Illinois.

Commonly known as: 123 Fuller Lane
Winnetka, Illinois 60093

P.I.N.: 05-21-418-043
05-21-418-046
05-21-418-012

This transaction is EXEMPT from transfer tax under the provisions of paragraph (e), Section 4 of the Real Estate Transfer Tax Act.

Dated: February 2, 1995

Deborah A. Bartolac, agent
Agent for Grantor and Grantee

95115495

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95115485

UNOFFICIAL COPY

This Deed was prepared by
and after recording mail to:

WILSON & McILVAINE
Attn: Thomas A. Polachek
500 West Madison Street - 37th Floor
Chicago, Illinois 60661
(312) 715-5018

Address of Property:

123 Fuller Lane
Winnetka, Illinois 60093

Send subsequent tax bills to:

Ruth F. Lechner, Trustee
123 Fuller Lane
Winnetka, Illinois 60093

F:\DOCS\PARALEGL\8A8\C2840725

Property of Cook County Clerk's Office

55115495

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95115495

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

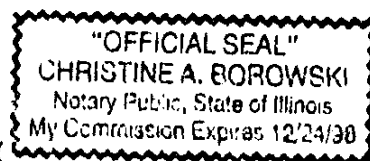
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 February 2, 1995

Signature: Carolina G. Bartolac, agent
Grantor or Agent

Subscribed and sworn to before me by the said agent this 2d day of February, 1995.

Notary Public Christine A. Borowski



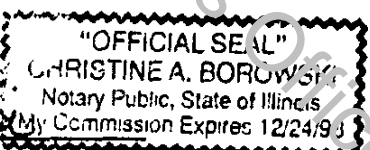
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2, 1995

Signature: Carolina G. Bartolac, agent
Grantee or Agent

Subscribed and sworn to before me by the said agent this 2d day of February, 1995.

Notary Public Christine A. Borowski



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.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95115495