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DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

CAROL A. IVY,  
a never married woman, of  
1500 Oak Avenue, #4E  
Evanston, Illinois 60201

96467074

\*\*0002\*\*  
RECORDIN # 17.00  
MAILINGS # 0.50  
96467074 # 0.50  
SUBTOTAL 27.00  
CHECK  
2 PURC PR  
0011 MEH 9.00

05/12/96

(The Above Space For Recorder's Use Only)

of the City of Evanston County of Cook, and State of Illinois, in consideration of the sum of ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Carol A. Ivy as Trustee, under the terms and provisions of the Carol A. Ivy Declaration of Trust dated the 10th day of June, 1996. and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 11-18-314-019-1029

Address(es) of Real Estate: 1500 Oak Avenue, #4E, Evanston, IL. 60201

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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## LEGAL DESCRIPTION

Unit No. 4-E as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lot 1 in the Plat of Consolidation of the North 36 feet of Lot 2 and all of Lots 3 and 4 in Block 55 in Evanston, in the Southwest quarter of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded October 20, 1969 in the Office of the Cook County Recorder of Deeds as Document Number 20989692.

which said survey is attached as Exhibit A to a certain Declaration of Condominium Ownership made by The American National Bank and Trust Company of Chicago, as Trustee under a certain Trust Agreement dated February 25, 1969 and known as Trust No. 27931, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 21376247.

together with an undivided 2.20% interest in said Parcel (excepting from said Parcel all property and space comprising all the Units thereon as defined and set forth in said Declaration and survey); all in Cook County, Illinois.

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Evanston, Illinois 60201

PIN: 11-18-314-019-1029

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## STATEMENT BY GRANTOR AND GRANTEE

96467074

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 June 10, 1996

Signature Carol A. Ivy  
Grantor or Agent  
Carol A. Ivy

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Carol A. Ivy  
THIS 10<sup>th</sup> DAY OF June  
1996.

NOTARY PUBLIC

Jane Schulteis Muno



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.

Date June 10, 1996

Signature Carol A. Ivy, Trustee  
Grantor or Agent  
Carol A. Ivy, Trustee

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Carol A. Ivy, Trustee  
THIS 10<sup>th</sup> DAY OF June  
1996.

NOTARY PUBLIC

Jane Schulteis Muno



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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