

# UNOFFICIAL COPY

DEED IN TRUST  
(Illinois)

DEPT-01 RECORDING 927.50  
750004 TRAN 6336 09/13/96 13:22:00  
6478 & LF \*-96-703342  
COOK COUNTY RECORDER

96703342

(The Above Space for Recorder's Use Only)

THE GRANTOR, June Adler, of the County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto June Adler, as Trustee under the provisions of a trust agreement dated the 6th day of July, 1989, and known as the Adler Self Declaration of Trust U/A/D 7/5/89 (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:

**Parcel I:**

Unit 5-6-L-42 in Princeton Club Towne Villas Condominium, as delineated on a survey of the following described real estate:

Certain Lots in Princeton Club Towne Villas Resubdivision, being a Resubdivision of part of Lot 1 in the Princeton Club, being a Subdivision of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 42 North, Range 12 East of the Third Principal Meridian, which survey is attached as Exhibit A to that Declaration of Condominium recorded May 3, 1994 as Document Number 94-394,980, together with its undivided interest in the common elements, in Cook County, Illinois.

**Parcel II:**

Non-exclusive easement in favor of Parcel I for ingress and egress by pedestrian and vehicular, non-commercial traffic as created, limited and defined in Declaration and Grant of Easement recorded March 25, 1993 as Document Number 93,224,271 over, upon and along the roads and streets constructed upon the condominium parcel (as described at Exhibit B and defined therein).

**Parcel III:**

Non-exclusive easement as created, limited and defined by that certain Declaration of Condominium for the Princeton Club Condominium recorded June 4, 1991 as Document Number 91-757,713 for the purpose of access and ingress to, and egress from, and the use, benefit and enjoyment of the recreational facilities (being a portion of the common elements of said Condominium as defined and described in said Declaration).

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I hereby declare this Deed represents a transaction exempt under the provisions of §E, 35 ILCS 200/31-45 of the Real Estate Transfer Tax Law, §E, 56 of the Cook County Real Property Transfer Tax Ordinance, and §E of Chap. 3-33-050 of the Chicago Real Property Transfer Tax Ordinance.

I hereby declare this transaction is exempt under provisions of §E, 35 ILCS 200/31-45 of the Real Estate Transfer Tax Law.

Dated: 9/12/96

Signed: June Adler

Permanent Real Estate Index Number(s): 04-21-211-001-1054  
Address of Real Estate: 3022 Lexington Lane, Glenview, Illinois 60025

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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 futuro, 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 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 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 ways 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 as 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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hands and seals this 12<sup>th</sup> day of September, 1996.

  
June Adler (SEAL)

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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 June Adler, 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 the right of homestead.

Given under my hand and seal this 12 day of September 1996.

Commission expires: 6-4-97

Heather E. Scholl  
NOTARY PUBLIC



This instrument prepared by: Charles Harris, Esq., Katten Muchin & Zavis,  
525 W. Monroe St., #1600, Chicago, IL 60661

MAIL TO:

Charles Harris, Esq.  
Katten Muchin & Zavis  
525 W. Monroe St., Suite 1600  
Chicago, Illinois 60661-3693

SEND SUBSEQUENT TAX BILLS TO:

June Adler  
3022 Lexington Lane  
Clermont, Illinois 60025



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**GRANTOR-GRANTEE  
AFFIDAVIT  
(for Exempt Transactions)**

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The seller/assignor or agent thereof hereby certifies that, to the best of his knowledge, the name of the buyer/assignee 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 or authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

**GRANTOR:**

June Adler  
June Adler

Subscribed and sworn to before me by the said  
this 12 day of September, 1998.

Heather E. Scholl  
Heather E. Scholl  
NOTARY PUBLIC



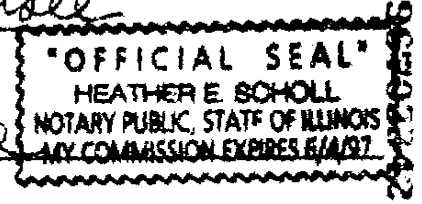
The buyer/assignee or agent thereof hereby certifies that, to the best of his knowledge, the name of the buyer/assignee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire 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 or authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

**GRANTEE:**

June Adler, Trustee  
June Adler, as Trustee of the Adler Self Declaration of Trust  
JAD 7/8/89

Subscribed and sworn to before me by the said  
this 12 day of September, 1998.

Heather E. Scholl  
Heather E. Scholl  
NOTARY PUBLIC



After recording, return to: Charles Harris  
Katten Muchin & Zavis, 525 W. Monroe St., Ste. 1600, Chicago, IL 60661-3693

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