

# UNOFFICIAL COPY

## DEED IN TRUST

96852864

The Grantors, PAUL E. NOWICKI and SUSANNE E. NOWICKI, husband and wife, whose address is 201 Broadway, Wilmette, Illinois, 60091,

in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CONVEY AND QUIT CLAIM to SUSANNE E. NOWICKI, AS TRUSTEE OF THE

SUSANNE E. NOWICKI DECLARATION OF TRUST dated October 28, 1996, of 201 Broadway, Wilmette, Illinois, 60091, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 6 AND THE SOUTH 1/2 OF LOT 5 IN BLOCK 4 IN THE SUBDIVISION OF BLOCKS 3, 4, 7 AND 8 IN DEMPSTER'S ADDITION TO WILMETTE, BEING A SUBDIVISION OF LOTS 20, 21, 22, 23, 24 AND 25 IN BAXTER'S SUBDIVISION OF SOUTH SECTION OF WILMETTE RESERVE IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 05-34-405-013-0000

Property Address: 201 Broadway, Wilmette, Illinois 60091

Village of Wilmette  
Real Estate Transfer Tax

Exempt

Exempt 4101 Issue NOV 4 1996

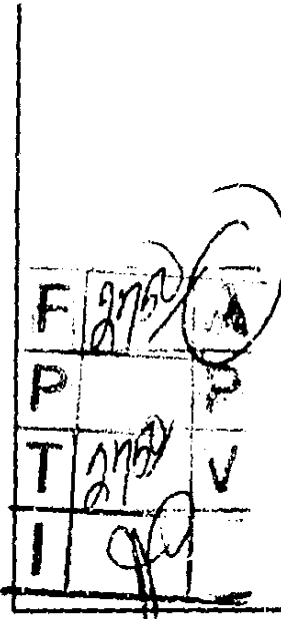
This transaction is exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Date: 10/30/96

Pamela A. Argentino

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



DEPT-01 RECORDING \$27.50  
745555 TRAN 5149 11/07/96 11:02:00  
40416 J J \* - 96 - 852864  
COOK COUNTY RECORDER

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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, streets, 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 inquire 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.

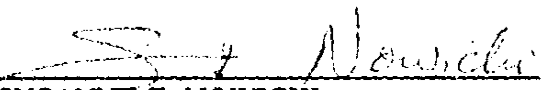
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared 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.

All of the covenants, conditions, powers, right and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 28 day of October, 1996.

  
\_\_\_\_\_  
PAUL E. NOWICKI (SEAL)

  
\_\_\_\_\_  
SUSANNE E. NOWICKI (SEAL)

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STATE OF ILLINOIS  
COUNTY OF COOK, SS.

I, the undersigned Notary Public in and for said County and State, do hereby certify that PAUL E. NOWICKI and SUSANNE E. NOWICKI, husband and wife, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and acknowledged that they signed said instrument as their free and voluntary act, for the uses and purposes contained therein, including the release and waiver of the right of homestead.

(SEAL)

Witness my hand and seal, this 28<sup>th</sup> day of October, 1996.

Commission expires:

2/2/98

Notary Public

OFFICIAL SEAL  
JOSEPH R. BREEN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 2-2-98

This instrument was prepared by: Joseph R. Breen, Esq., Shefsky Froelich & Devine Ltd., 444 N. Michigan Avenue, Suite 2500, Chicago, Illinois, 60611.

When Recorded Mail to: Pamela A. Argostino, Shefsky Froelich & Devine Ltd., 444 N. Michigan Avenue, Suite 2500, Chicago, Illinois, 60611.

MAIL TAX BILLS TO: Susanne E. Nowicki, Trustee, 201 Broadway, Wilmette, Illinois, 60091.

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## STATEMENT BY GRANTOR AND GRANTEE

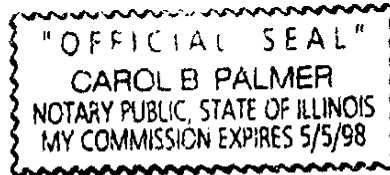
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 November 7, 1996.

Signature: Pamela A. Argentino  
Grantor or Agent

Subscribed and sworn to before me by the said ABT this 7th day of November, 1996.

Carol B. Palmer  
Notary Public



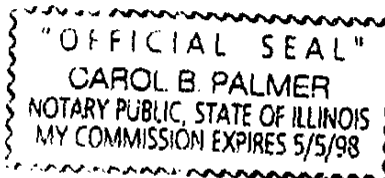
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 7, 1996.

Signature: Pamela A. Argentino  
Grantee or Agent

Subscribed and sworn to before me by the said ABT this 7th day of November, 1996.

Carol B. Palmer  
Notary Public



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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