

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Susan D. Snyder, Esq.
Sachnoff & Weaver, Ltd.
30 South Wacker Drive,
29th Floor
Chicago, Illinois 60606



96971039

QUIT CLAIM DEED IN TRUST

THIS INDENTURE made this 9 day of December, 1996, between Sharon Blum, divorced and not since remarried, residing at 3816 Lake Avenue, Wilmette, Illinois, Grantor, and Sharon Blum, as trustee or her successors in trust under the Sharon Blum Declaration of Trust dated October 28, 1996, whose post office address is 3816 Lake Avenue, Wilmette, Illinois, Grantee.

8891-01 RECORDING \$25.50
118568 TRAN 5662 12/26/96 13:56:00
1996 IR *-96-971039
COOK COUNTY RECORDER

96971039

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to said grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby Remise, Release and Quit Claim to the said Grantee, all right, title and interest in the following described land, situate, lying and being in Cook County, Illinois, to wit:

LOT 64 IN NORTHWESTERN UNIVERSITY GOLF COURSE SUBDIVISION, A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF PART OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS IN PLAT BOOK NO. 355, AT PAGES 4 AND 5 AS DOCUMENT NO. 13606762.

PERMANENT INDEX NUMBER: 05-30-315-008-0000

COMMON ADDRESS: 3816 Lake Avenue, Wilmette, Illinois

In no case shall any party dealing with the trustee in relation to said real estate, or to whom said real estate 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 real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of said declaration of trust 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 Indenture and by said declaration of trust 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 declaration of trust or in some amendment thereof 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 to a successor or

96971039
12/26/96

RETURN TO: BOX 367

50
JMB

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96972039

UNOFFICIAL COPY

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 their predecessors 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.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.




Sharon Blum

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SHARON BLUM, divorced and not since remarried, to me known to be the 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.

Given under my hand and official seal, this 9 day of December 1996



Notary Public

Village of Wilmette Exempt
Real Estate Transfer Tax DEC 18 1996
Exempt 4159 Issue Date _____

OFFICIAL SEAL
PAMELA EPIFANIO
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. OCT. 31, 1998

12/13/96

A. Nichols, agent

56971039

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 a foreign corporation 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 December 23 1996

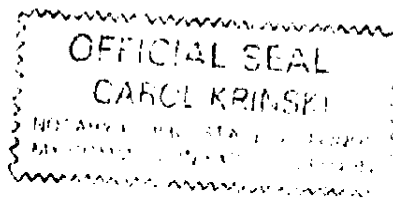
Signature: Agnes A. Nichols, agent
Grantor or Agent

Subscribed and sworn to before me by the

said agent

this 23 day of December

1996



Carol Krinski
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 a foreign corporation 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 December 1996

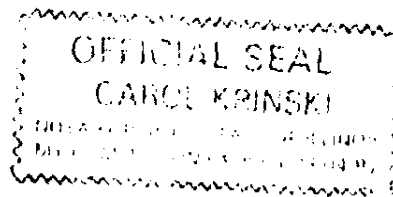
Signature: Agnes A. Nichols, agent
Grantor or Agent

Subscribed and sworn to before me by the

said agents

this 23 day of December

1996



Carol Krinski
Notary Public

5697-039

UNOFFICIAL COPY

Property of Cook County Clerk's Office