

UNOFFICIAL COPY

96101682

DEED IN TRUST

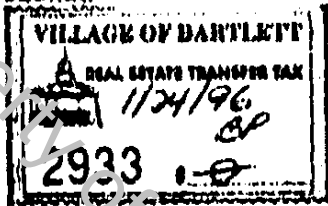
THIS INDENTURE WITNESSETH, THAT THE GRANTOR,

JOAN M. SCHWARTZ, widowed and not since remarried,

of the County of Cook, State of Illinois, for and in consideration of the sum of ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged convey and quitclaim unto: JOAN M. SCHWARTZ, as Trustee under the provisions of a certain trust agreement dated August 15, 1996, and known as the JOAN M. SCHWARTZ REAL ESTATE TRUST, the following described real estate situated in the County of Cook, State of Illinois, to wit:

DEPT-01 RECORDING 129.50
700010 TRAN 4006 02/07/96 10:30:00
49523 & CJ *-96-101682
COOK COUNTY RECORDER

See Encour Attached



PIN: 06-29-403-014

Exempt under paragraph 4e,
Illinois Real Estate Transfer Tax Act
1/24/96
Date: Jerold H. Schneider
Attorney

Prepared by Jerold H. Schneider, 555 Skokie Boulevard, Suite 595, Northbrook, IL 60062

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said trust agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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 exemption or homestead from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 2nd day of January, 1996.

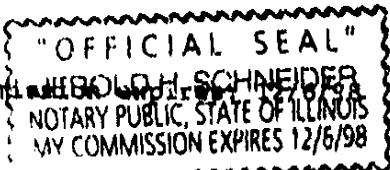
Joan M. Schwartz (Seal)
JOAN M. SCHWARTZ

STATE OF ILLINOIS I, Jerold H. Schneider, a notary public in and for said County,
SS and State aforesaid, do hereby certify that

COUNTY OF COOK JOAN M. SCHWARTZ, widowed and not since remarried,

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 2nd day of January, 1996.



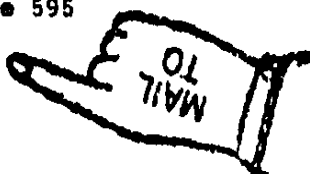
My commission expires 12/6/98

Jerold H. Schneider
Jerold H. Schneider, Notary Public

Address of property: 573 Rose Lane
Bartlett, Illinois 60103

RETURN TO:
Jerold H. Schneider
555 Skokie Boulevard, Suite 595
Northbrook, Illinois 60062

Mail Tax Bills to: Joan M. Schwartz
573 Rose Lane
Bartlett, Illinois 60103



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SC 11496 (101)

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to redivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession of reversion, by leases to commence in present or in future, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, 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 said Trustee, or any successor in trust, be obliged to see 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 authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither the Trustee individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said trust agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said trust agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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PARCEL 1:

LOT 89 IN BARTLETT OR THE GREENS FINAL SUBDIVISION AND P. U. D. PLAN OF PHASE TWO, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 1990 AS DOCUMENT 90043298 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NONEXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY AGREEMENT DATED NOVEMBER 5, 1987 AND RECORDED DECEMBER 3, 1987 AS DOCUMENT 87640493 FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE SOUTH 87 DEGREES 40 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 129.36 FEET; THENCE NORTH 19 DEGREES 38 MINUTES 58 SECONDS WEST 295.13 FEET; THENCE NORTH 4 DEGREES 08 MINUTES 56 SECONDS WEST 143.95 FEET; THENCE NORTH 25 DEGREES 40 MINUTES 06 SECONDS WEST 103.91 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 30 SECONDS WEST 241.97 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44 DEGREES 10 MINUTES 28 SECONDS WEST 394.88 FEET; THENCE NORTHERLY 506.21 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE; CONVEX WESTERLY HAVING A RADIUS OF 500.00 FEET AND WHOSE CHORD BEARS NORTH 15 DEGREES 10 MINUTES 15 SECONDS WEST, A DISTANCE OF 484.86 FEET; THENCE NORTH 13 DEGREES 49 MINUTES 58 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, 433.58 FEET; THENCE NORTH 56 DEGREES 50 MINUTES 08 SECONDS EAST 19.01 FEET TO A POINT ON THE SOUTHERLY LINE OF U. S. ROUTE 20 (LAKE STREET); THENCE WESTERLY 109.09 FEET ALONG THE LAST MENTIONED SOUTHERLY LINE, BEING THE ARC OF A CIRCLE, CONVEX SOUTHERLY HAVING A RADIUS OF 2,253.87 FEET AND WHOSE CHORD BEARS NORTH 78 DEGREES 56 MINUTES 24 SECONDS WEST, A DISTANCE OF 107.08 FEET; THENCE SOUTH 32 DEGREES 03 MINUTES 03 SECONDS EAST 41.77 FEET; THENCE SOUTH 13 DEGREES 49 MINUTES 58 SECONDS WEST 913.11 FEET; THENCE SOUTHERLY 573.01 FEET ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONVEX WESTERLY HAVING A RADIUS OF 566.00 FEET AND WHOSE CHORD BEARS SOUTH 15 DEGREES 10 MINUTES 15 SECONDS EAST, A DISTANCE OF 540.67 FEET; THENCE SOUTH 44 DEGREES 10 MINUTES 28 SECONDS EAST 440.18 FEET; THENCE NORTH 45 DEGREES 49 MINUTES 32 SECONDS EAST 66.00 FEET; THENCE NORTH 44 DEGREES 10 MINUTES 28 SECONDS WEST 51.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Recorder's Office

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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 1/21, 1996

Signature: _____

Jerry M. Schwartz
Grantor or Agent

Subscribed and sworn to before me by the said GRANTOR this 2nd day of May 1996.
Notary Public Jerry M. Schwartz

"OFFICIAL SEAL"
JEROLD H. SCHNEIDER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/6/98

FEB 07 1996

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 1/21, 1996

Signature: _____

Jerry M. Schwartz
Grantee or Agent

Subscribed and sworn to before me by the said GRANTEE this 2nd day of May 1996.
Notary Public Jerry M. Schwartz

"OFFICIAL SEAL"
JEROLD H. SCHNEIDER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/6/98

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.)

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MAPPING SYSTEM

Change of information

Scrutable document - read the following rules

1. Changes must be kept within the space limitations of the form.
2. Do not use punctuation.
3. Print in CAPITAL letters with black pen only.
4. Do Not X-out letters.
5. Allow only one space between names, numbers, and addresses.

SPECIAL NOTE

- If a TRUST number is involved, it must be put with the NAME, where the trustee believes the trust and number.
- If you don't have enough space for your full name, just your last name will be adequate.
- Property tract numbers (PTR) must be included on every form.

PIN NUMBER:

06 - 29 - 403 - 014 -

NAME/TRUSTE:

JOAN M SCHWARDT, TRUSTEE

MAILING ADDRESS:

573 ROSE LAWE

CITY:

BARTLETT STATE: IL

ZIP CODE:

60103 -

PROPERTY ADDRESS:

573 ROSE LAWE

CITY:

BARTLETT

STATE: IL

ZIP CODE:

60103 -

FILED: FEB 06 1996 1 P
COOK COUNTY TREASURER

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