

# UNOFFICIAL COPY

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DEPT. OF RECORDING 8/21/96  
 11-18-100-006 TRAN 7339 02/21/96 11:02:00  
 1996 \$ 5K \* 25-134677  
 COOK COUNTY RECORDER

## WARRANTY DEED IN TRUST

This Indenture Witnesseth, that DANIEL H. GARRISON and TINA TINKHAM GARRISON, married to each other, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of Ten and no/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to LaSalle National Trust, N.A. of 135 S. LaSalle St., Chicago, IL 60603, not personally but solely as Trustee ("said trustee") under the provisions of a trust agreement dated the 22nd day of January, 1996, and known as Trust No. 120022, and unto all and every successor or successors in trust under said trust agreement, the following described real estate located in the County of Cook, and State of Illinois to wit:

**LOT 8 IN FOSTER'S SUBDIVISION OF PART OF THE KIRKMAN'S SUBDIVISION OF LOT 3 IN THE COUNTY CLERKS DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: 11-18-100-006

Address of Property: 1228 SIMPSON ST., EVANSTON, IL 60201

EXEMPTION

*Tina Dennis*  
 CITY CLERK

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 each 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 presenti 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 easement 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

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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.

And the said grantors hereby expressly waive and release any and all right or benefit, providing for the exemption of homestead from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 13th day of February, 1996.

Daniel H. Garrison (SEAL)  
DANIEL H. GARRISON

Tina Tinkham Garrison (SEAL)  
TINA TINKHAM GARRISON

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 DANIEL H. GARRISON and TINA TINKHAM GARRISON, married to each other, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 13th day of February, 1996.

Alison Barkley  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Alison Barkley, Esq., Schuyler, Roche & Zwirner, P.C., 1603 Orrington Ave. Suite 1190, Evanston, IL 60201

MAIL TO:

Alison Barkley, Esq.  
Schuyler, Roche & Zwirner, P.C.  
1603 Orrington Ave., Suite 1190  
Evanston, IL 60201

SEND SUBSEQUENT TAX BILLS TO:

LaSalle National Trust as Trustee  
Trust No. 120022  
135 S. LaSalle St.  
Chicago, IL 60603

Recorder's Office Box No. 272

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.

DATED 2/13/96, Alison Barkley  
OWNER, SELLER, REPRESENTATIVE

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**GRANTORS: DANIEL H. GARRISON and TINA TINKHAM GARRISON**

**GRANTEE: LaSalle National Trust, N.A as Trustee u/t/d 1/22/96; Trust No. 120022**

**ADDRESS OF PROPERTY: 1228 Simpson St., Evanston, IL 60201**

**PIN: 11-18-100-006**

## STATEMENT BY GRANTOR AND GRANTEE

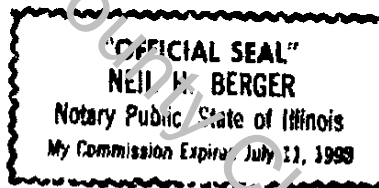
The grantors or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: February 13, 1996.

Signature: Alison Barkley  
Alison Barkley, Agent

Subscribed and Sworn to before me by the said Alison Barkley,  
this 13<sup>th</sup> day of February, 1996.

Neil H. Berger  
Notary Public



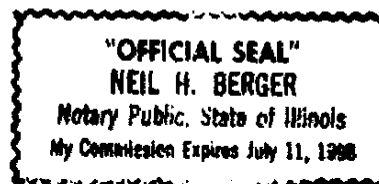
The grantee or its agent affirms and verifies that, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: February 13, 1996.

Signature: Alison Barkley  
Alison Barkley, Agent for Beneficiaries

Subscribed and Sworn to before me by the said Alison Barkley,  
this 13<sup>th</sup> day of February, 1996.

Neil H. Berger  
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 ABL 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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