

UNOFFICIAL COPY

DEED IN TRUST

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4103/0083 36 001 1997-11-14 12:14:50
Cook County Recorder 27.50

MAIL TO:

Joyce S. Berlinaky
513 Central Avenue
Fifth Floor
Highland Park, IL 60038

NAME/ADDRESS OF TAXPAYER:

Janet Cohen
505 Happ Road
Northfield, IL 60093

THE GRANTOR, JANET COHEN, formerly known as Janet Friedberg, divorced and not since remarried, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto JANET COHEN, as Trustee under the provisions of a trust agreement dated the 17th day of September, 1997, and known as the Janet Cohen Declaration of Trust (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:

LOTS 1 AND 2 IN THE RESUBDIVISION OF LOTS 19 TO 25, INCLUSIVE IN HAPP'S HOME ADDITION TO WOODLAND PARK, BEING A SUBDIVISION OF ALL THAT PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE CENTER LINE OF HAPP ROAD AND WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWEST RAILWAY, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 04-24-201-057-0000

Street Address: 505 Happ Road, Northfield, Illinois 60093

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

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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 praesenti 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 98 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 of interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said premises 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 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 dispositions 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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 17th day of September, 1997.



JANET COHEN, formerly known as Janet Friedberg

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STATE OF ILLINOIS) ss
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JANET COHEN, formerly known as Janet Friedberg, divorced 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 notarial seal, this 17th day of September, 1997.

Joyce S. Berlinsky
Notary Public

Prepared by: Joyce S. Berlinsky
Attorney at Law
513 Central Avenue, Fifth Floor
Highland Park, Illinois 60035
(847) 433-8635



THIS INSTRUMENT IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 4(E) OF THE ILLINOIS TRANSFER TAX ACT AND PARAGRAPH (E) OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

Janet Cohen
Seller, Buyer or Representative

9-17-97
Date

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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 and hold title to real estate under the laws of the State of Illinois.

Dated 9-17, 1997 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Janet Cohen
this 17th day of September
1997.

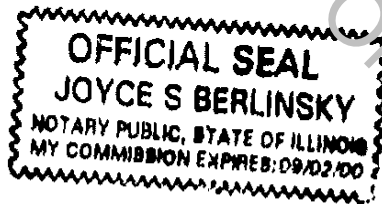


Joyce S. Berlinsky
Notary Public

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 9-17, 1997 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Janet Cohen
this 17th day of September
1997.



Joyce S. Berlinsky
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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