

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 1990  
November 1994

## DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR EVE F. POMRENZE,  
of the County of Cook and State of Illinois  
for and in consideration of Ten and no/100 (\$10.00)  
DOLLARS, and other good and valuable considerations in hand paid,  
Convey S and ~~WARRANT~~ ~~QUIT CLAIM~~ unto

EVE POMRENZE  
5935 Lincoln Avenue, #402  
Morton Grove, Illinois 60053

not personally (but solely) of Grantee)  
as Trustee under the provisions of a trust agreement dated the 8th  
day of November, 1996, and known as  
the "Eve Pomrenze Revocable Trust"  
(Trust Number 97027432 (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:

UNIT NO. 402 IN COVENTREE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 117 TO 126, BOTH INCLUSIVE, IN OLIVER SALINGER COMPANY'S SECOND LINCOLN AVENUE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF LINCOLN AVENUE IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 24743722; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph e, Section 4,  
Real Estate Transfer Tax Act.

97027432  
97027432  
Permanent Real Estate Index Number(s): 10-20-227-052-1015  
Date 12-1-96 Buyer, Seller or Representative Eve Pomrenze, Esq.  
Address(es) of real estate: 5935 Lincoln Avenue, #402, Morton Grove, Illinois 60053

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, street, 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 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 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.

\*\*0002\*\*  
RECORDING # 25.00  
MAILINGS # 0.50  
97027432 #  
SUBTOTAL 25.50  
CHECK 25.50

01/13/97 2 PURC CTR  
0004 MCH 15:34

Above Space for Recorder's Use Only

Handwritten initials and a circled number 6.

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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 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.

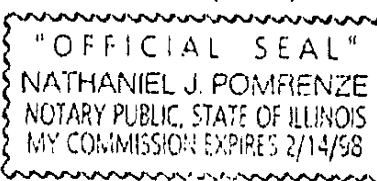
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

If the title to any of the the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor \_\_\_\_\_ hereby expressly waive s and release s any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor \_\_\_\_\_ aforesaid ha s hereunto set her hand \_\_\_\_\_ and seal \_\_\_\_\_  
this 1st day of December, 19 96  
\_\_\_\_\_  
(SEAL) X Eve J. Pomrenze (SEAL)

State of Illinois, County of Cook



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_  
EVE J. POMRENZE

IMPRESS  
SEAL  
HERE

\_\_\_\_\_ 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 \_\_\_\_\_ her 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 official seal, this 1st day of December 19 96

Commission expires \_\_\_\_\_ 19 \_\_\_\_\_  
Nathaniel J. Pomrenze  
NOTARY PUBLIC

This instrument was prepared by N. Pomrenze, 230 W. Monroe St., Chicago, IL 60606  
(Name and Address)

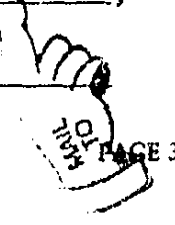
\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

97027432

MAIL TO: {  
Nat Pomrenze  
(Name)  
230 W. Monroe St., #325  
(Address)  
Chicago, IL 60606  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Eve Pomrenze  
(Name)  
5935 Lincoln Ave., #402  
(Address)  
Morton Grove, IL 60053  
(City, State and Zip)

COOK COUNTY  
OR  
RECORDER'S OFFICE BOX NO.  
JESSE WHITE  
CLOCKIE OFFICE



EXEMPT-PURSUANT TO SECTION 1-11-6  
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
EXEMPTION NO. 02682 DATE 1-13-97  
ADDRESS 5935 LINCOLN #402  
(VOID IF DIFFERENT FROM DEED)  
BY [Signature]

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**Deed in Trust**

TO

**GEORGE E. COLE®  
LEGAL FORMS**

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## STATEMENT BY GRANTOR AND GRANTEE

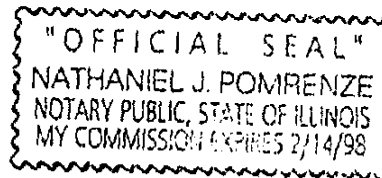
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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: Dec. 1, 1996.

Signature: Nathaniel J. Pomrenze  
Grantor or Agent

SUBSCRIBED and SWORN TO before me  
this 1<sup>st</sup> day of Dec., 1996.

Nathaniel J. Pomrenze  
Notary Public



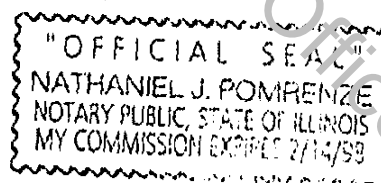
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: Dec. 1, 1996.

Signature: Nathaniel J. Pomrenze  
Grantor or Agent

SUBSCRIBED and SWORN TO before me  
this 1<sup>st</sup> day of Dec., 1996.

Nathaniel J. Pomrenze  
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 a Class "A" misdemeanor for all 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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2013-01-01