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*WARRANTY DEED IN TRUST

97090949

THIS INDENTURE WITNESSETH, That the Grantor, GEORGE M. COHEN, a widower not since remarried of the County of Cook and State of Illinois, for and in consideration of the sum of **TEN AND NO/100 (10.00) — Dollars**, in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged. Convey and Warranty unto **GEORGE M. COHEN, as Trustee of the George M. Cohen Trust, 711 Emerson Street, Evanston, Illinois 60201.**

DEPT-01 RECORDING \$27.00
 152222 TRAM 2687 02/07/97 15:20:00
 3208 KB *-97-090949
 COOK COUNTY RECORDER

The Above Space for Recorder's Use Only

and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 2nd day of July, 1996, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Exhibit A attached hereto and made part hereof.

Permanent Index Number(s): 11-18-110-033 Vol. 57

CITY OF EVANSTON
EXEMPTION

Hester Davis
CITY CLERK

SUBJECT TO 1996 real estate taxes and subsequent years.

The powers and authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference.

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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has set hereunto set his hand and seal this 23 day of August, 1996.

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45(5).

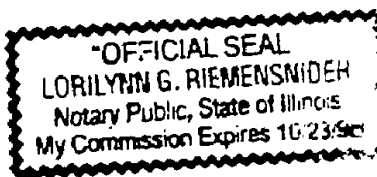
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x *[Signature]* [SEAL]
 8/23/96 Seller

x *[Signature]* [SEAL]
 George M. Cohen

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 **GEORGE M. COHEN**, a widower 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 he signed, sealed and delivered the said instrument as his 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 23rd day of August, 1996

Lorilynn G. Riemensnider
 Notary Public

2700

Box 341



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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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and 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 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 195 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 195 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 in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, 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.

This conveyance is made upon the express understanding and condition that 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 it or they or its 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 the 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 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, the intention hereof being to vest in said Trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of 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.

Property commonly known as: 711 Emerson Street, Evanston, Illinois 60201

(The above address is for information only and is NOT part of this deed)

Send Subsequent tax bills to: Mr. George Cohen, 711 Emerson Street, Evanston, Illinois 60201

This instruments was prepared by: Tabitha L. Mitchell, Schwartz, Cooper, Greenberger & Krauss
180 North LaSalle Street, Suite 2700, Chicago, Illinois 60601

MAIL TO: Mary Lou Haddad, Esq., Schwartz, Cooper, Greenberger & Krauss, 180 No. LaSalle Street, Suite 2700, Chicago, Illinois 60601

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EXHIBIT A

Legal Description

PARCEL I:

PART OF LOTS 5 AND 6 IN BLOCK 5 IN THE VILLAGE (NOW CITY) OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 80 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 6, THENCE EAST 40 FEET, THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 6, 110 FEET THENCE WEST 40 FEET, THENCE SOUTH 110 FEET TO THE PLACE OF BEGINNING EXCEPT THAT PORTION THEREOF LYING SOUTH OF THE SOUTH LINE OF PAUL PRATT'S ADDITION EXTENDED EAST (TAKEN FOR STREET PURPOSES).

Also

PARCEL II:

A PART OF LOTS 5 AND 6 IN BLOCK 5 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTE, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK 5 AFORESAID, AND THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6, 60 FEET FOR THE PLACE OF BEGINNING, BEGINNING AT THIS POINT, THENCE EAST ALONG SAID SOUTH LINE OF SAID LOT 6, 20 FEET, THENCE NORTH ALONG LINE PARALLEL TO THE WEST LINE OF SAID LOTS 5 AND 6, 110 FEET, THENCE WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 6 (THE SAID NORTH LINE COINCIDING WITH THE SOUTH LINE OF SAID LOT 5) 20 FEET, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOTS 5 AND 6 110 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

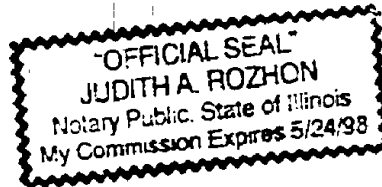
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 , 19

Signature:
Grantor or Agent

Subscribed and sworn to before me
by the said this
day of , 19 .

Judith A. Rozhon
Notary Public



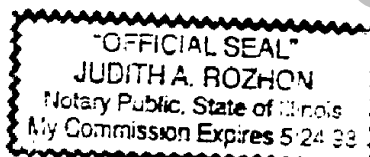
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 , 19

Signature:
Grantee or Agent

Subscribed and sworn to before me
by the said this
day of , 19 .

Judith A. Rozhon
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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