

UNOFFICIAL COPY

DEED IN TRUST

97126204

In consideration of Ten Dollars in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JAMES H. BENNETT, JR., and GLORIA J. BENNETT ("Grantors"), whose mailing address is 4026 Dundee Road, Northbrook, IL 60062, hereby transfer, convey and warrant Grantors' entire interests in

the real estate described in Exhibit "A" attached hereto and made a part hereof, together with all rights and appurtenances in any manner appertaining or belonging to said real estate ("the property"), as follows:

an undivided one-half interest to JAMES H. BENNETT, JR., as Trustee of an unrecorded trust known as the JAMES H. BENNETT, JR., TRUST under Agreement dated January 17, 1997, and unto his successors in trust under the Trust Agreement, whose mailing address is 4026 Dundee Road, Northbrook, IL 60062; and

the other undivided one-half interest to GLORIA J. BENNETT as Trustee of an unrecorded trust known as the GLORIA J. BENNETT TRUST under Agreement dated January 17, 1997, and unto her successors in trust under the Trust Agreement, whose mailing address is 4026 Dundee Road, Northbrook, IL 60062.

TO HAVE AND TO HOLD the property with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreements set forth.

Full power and authority is hereby granted to the Trustees to improve the property or any part thereof, to contract to sell, to grant options to purchase, to lease, to sell on any terms and to convey such property or any part thereof.

Full power and authority is hereby granted to the Trustees to manage and protect the property, to convey the property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust of all of the title, estate, powers, and authorities vested in the Trustees, to mortgage, pledge or otherwise encumber the property, or any part thereof, to partition or to exchange the 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 the property or any part thereof, and to deal with the property and every part thereof in all other ways and for such 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 the Trustees in relation to the property, or to whom the property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the property, or be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of said Trust Agreements; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustees in

DEPT-01 RECORDING 427.00
150003 TRAM 4116 02/24/97 15102106
15707 4 DN 8-97-126204
COOK COUNTY RECORDER

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CMM
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Property of Cook County Clerk's Office

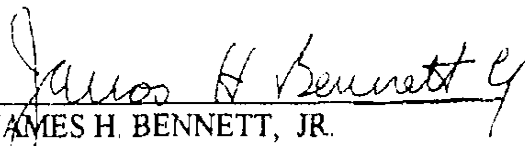
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relation to the property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of the delivery thereof the Trusts created by this Deed in Trust and by the Trust Agreements were 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 Deed in Trust and in the Trust Agreements and binding upon all beneficiaries thereunder; (c) that the Trustees were 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 fully vested with all title, estate, rights, powers, authorities, duties and obligations of the original Trustees.

In the event of a vacancy in the trusteeship, each Trust Agreement provides that a successor Trustee may be designated in writing by the Trustee, and absent such designation, the JAMES H. BENNETT, JR., Trust Agreement provides that the following individuals, in the order named, shall be the successor Trustee: GLORIA J. BENNETT, then JAMES H. BENNETT III, then COLETTE JANINE ANDREWS, then SCARLETT C. BARHAM, and the GLORIA J. BENNETT Trust Agreement provides that the following individuals, in the order named, shall be the successor Trustee: JAMES H. BENNETT, JR., then JAMES H. BENNETT III, then COLETTE JANINE ANDREWS, then SCARLETT C. BARHAM.

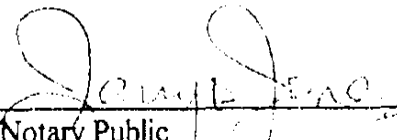
IN WITNESS WHEREOF, the Grantors have executed and delivered this Deed in Trust this 20th day of January, 1997.


JAMES H. BENNETT, JR.

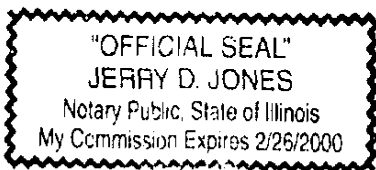

GLORIA J. BENNETT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 20th day of January, 1997, by JAMES H. BENNETT, JR., and GLORIA J. BENNETT, husband and wife.


Notary Public

SEAL



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EXHIBIT A

PARCEL 1:

That part of Lot 3 in Normandy Hill, Unit III, being a subdivision of Part of the South East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of Section 6, Township 42 North, Range 12 East of the Third Principal Meridian, described as follows:

Beginning at the North East corner of said Lot 3; thence west along the North line of said Lot 3, 48.80 feet; thence southerly in a straight line to a point on the South line of said lot 3, 47.60 feet West of the South East corner of said Lot 3; thence east along said South line of Lot 3, 47.60 feet to the South East corner thereof; thence north along the East line of said Lot 3 to the North East Corner thereof and the point of descriptive beginning, in the Village of Northbrook, Cook County, Illinois.

PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements made by Normandy Hill Inc., recorded December 9, 1973 as Document 22575941 and registered December 19, 1973 as Document LR 2732676, in Cook County, Illinois.

Permanent Index Number: 04-06-302-017

This transactions is EXEMPT from transfer tax under the provisions of paragraph (e), Section 4 of the Real Estate Transfer Tax Act.

January 20, 1997


Agent for Grantors and Grantees

This Deed was prepared by
and after recording mail to:
WILSON & McILVAINE
Attn: Jerry D. Jones
500 W. Madison Street
37th Floor
Chicago, IL 60661-2511
(312) 715-5018

Address of Property:

4026 Dundee Road,
Northbrook, 60062

Send subsequent tax bills to:
James H. Bennett, Jr., Trustee
Gloria J. Bennett, Trustee
4026 Dundee Road
Northbrook, IL 60062

04-06-302-017

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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 2/24, 1997 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
me by the said _____
this 24th day of February,
1997
Notary Public [Signature]



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 2/24, 1997 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
me by the said _____
this 24th day of February,
1997
Notary Public [Signature]



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.)

STATE OF ILLINOIS
COOK COUNTY CLERK'S OFFICE

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