

UNOFFICIAL COPY

DEED IN TRUST

97190254

Grantor, Judy Coleman Blunck, widowed and not remarried, of 1347 Sunview Lane, Winnetka, Illinois, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

DEPT-01 RECORDING \$29.00
T60012 TRAN 4362 03/19/97 11:59:00
\$5040 CG *-97-190254
COOK COUNTY RECORDER

CONVEYS *6-7654114 Sk 97000156 2077-3 J C*
and QUITCLAIMS to Judy Coleman Blunck, not individually, but as Trustee under the provisions of a Trust Agreement dated February 10, 1984 and known as the JUDY COLEMAN BLUNCK TRUST, dated February 10, 1984 (the "Trust Agreement"), all right, title and interest in and to the real estate situated in Cook County, Illinois (the "Property") legally described as follows:

*29.00
CPA*

IRREVOCABLE INSTRUMENT

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND HOLD the Property with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement.

In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, the power and authority is hereby granted to the Trustee, with respect to the Property or any part thereof, to do any one or more of the following: (1) improve, manage, protect and subdivide the Property or vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; (2) contract to sell or convey the Property on any terms either with or without consideration; (3) grant options to purchase the Property; (4) convey the Property 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 the Trustee; (5) donate, dedicate, mortgage, pledge or otherwise encumber the Property; (6) operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; (7) lease, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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; (8) 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; (9) contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; (10) contract with respect to fixing the amount of present or future rentals; (11) partition or exchange the Property for other real or personal property; (12) grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or

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BOX 353-CTI

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easement appurtenant to the Property; (13) enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and (14) deal with the 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 the Trustee 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 Trustee, 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 Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustee in 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, that (a) at the time of the delivery thereof the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment, instrument or document, 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 their predecessors in trust.

If the title to the Property 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 "with limitation", or words of similar import, in accordance with the statute in such cases made and provided.

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 has hereunto set his/her hand and seal this 13 day of March, 1997.


Judy Coleman Blunck (SEAL)

Common Address: 360 Green Bay Road, Unit 4A, Winnetka, Illinois
P.I.N.: 05-21-127-006, -007, -008, -009, -010, -016, -017, -021, -022, -023

97150654

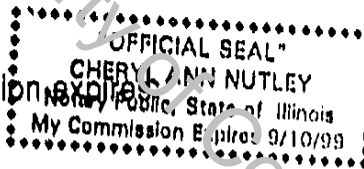
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STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that Judy Coleman Blunck, a widow and not remarried, personally known to me and personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal this 13th day of March, 1997.

My commission expires
(SEAL)



[Signature]
Notary Public

This instrument was prepared by, and upon recording should be returned to:

Barbara Sadow Miller
Attorney at Law
925 Forestway Drive
Glencoe, Illinois 60022-1417

Subscribed and sworn to before me on this _____ day of _____, 1997.
Date _____

Warrant under provisions of Paragraph e, Section 4,
Notary Public, State of Illinois.

3/13/97
Date

Barbara S. Miller
Notary Public, State of Illinois

97190254

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 007654114 SK

STREET ADDRESS: 360 GREEN BAY ROAD

UNIT 4A

CITY: WINNETKA

COUNTY: COOK

TAX NUMBER: 05-21-127-006-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNITS 360-4A IS THE HEDGEROW CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN HEDGEROW PLAT OF CONSOLIDATION OF LOTS 1 TO 5 (EXCEPT THAT PART OF SAID LOTS LYING NORTHEASTERLY OF A LINE DRAWN PARALLEL WITH AND 75 FEET SOUTHWESTERLY OF (MEASURED AT RIGHT ANGLES) THE SOUTHWESTERLY LINE OF RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY) IN GEORGE H MAYR'S SUBDIVISION OF THE NORTH 264.4 FEET OF BLOCK 63 WEST OF THE RAILROAD IN WINNETKA SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21 AND THE EAST 10 FEET OF LOT 1 AND ALL OF LOTS 2, 3, 4, 5, 6 AND 7 (EXCEPT THAT PART THEREOF LYING NORTHEASTERLY OF A LINE DRAWN PARALLEL WITH AND 75 FEET SOUTHWESTERLY OF (MEASURED AT RIGHT ANGLES) THE SOUTHWESTERLY LINE OF RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY) IN VALLEY VIEW SUBDIVISION OF PART OF BLOCK 63 IN WINNETKA, A SUBDIVISION OF CHARLES E. PECK, OF THE NORTHEAST 1/4 OF SECTION 20, AND THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS ; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 9, 1997 AS DOCUMENT NUMBER 97020405, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES 31 AND 32, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97020405.

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

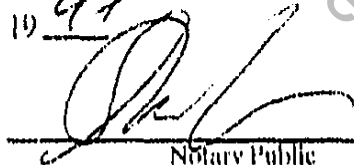
Dated _____, 19____ Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the

said _____

this 18 day of March

1907



Notary Public

OFFICIAL SEAL
Stefanie Mabadi
Notary Public State of IL
Com Exp 7/26/00

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 18 day of March

1907



Notary Public

OFFICIAL SEAL
Stefanie Mabadi
Notary Public State of IL
Com Exp 7/26/00

97130254

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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