

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

#009244  
RECORDING  
MAILINGS  
97374343  
9031 MCN  
25.00  
0.50  
15:07

THE GRANTOR (Name and Address)

MR. LORAIN CARPENTER, a widower  
and not since remarried, of  
9291 North Drake, Evanston,  
Illinois 60203

COOK COUNTY  
RECORDER  
JESSE WHITE  
SKOKIE OFFICE

Exempt under paragraph (3) section 4 Real Estate Transfer Act.  
Date: 5-27-97

95/28/97

*[Signature]*  
Signature

State Space for Recorder's Use only

of the County of Cook and State of Illinois and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to MR. LORAIN CARPENTER as TRUSTEE, under the terms and provisions of a certain Trust Agreement dated May 13<sup>th</sup>, 1997, and designated as the MR. LORAIN CARPENTER DECLARATION OF TRUST, (Trust Agreement) and to any and all successors, as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Real Estate Index Number(s): 18-6771-226-1047

Address(es) of Real Estate: 9291 North Drake, Evanston, Illinois 60203 (aka Skokie)

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell, on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such lease and renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, deed, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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*[Handwritten initials]*

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County the successor trustee(s) named in the aforesaid Trust Agreement is then appointed as Successor Trustee herein with the powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the file to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 13<sup>th</sup> day of May, 1997

PLEASE PRINT OR TYPE NAME(S) BELOW  
M. Lorraine Carpenter (SEAL)  
SIGNATURE(S) \_\_\_\_\_ (SEAL)

VILLAGE OF SHOKIE, ILLINOIS (SEAL)  
Economic Development Tax  
Village Code Chapter 10  
EXEMPT Transaction  
Shokie Office (SEAL)

State of Illinois, County of Cook ss. I, R. B. Fitzgerald, a Notary Public in and for said County in the State of Illinois, DO HEREBY CERTIFY that M. LORRAINE CARPENTER, a widow 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 official seal, this 13<sup>th</sup> day of May, 1997

Commission expires January 5, 2001



This instrument was prepared by Richard B. Fitzgerald, 828 Davis Street, Evanston, Illinois 60201

## Legal Description

UNIT 107-S IN DRAKE MANOR CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE (CO) OWNING DESCRIBED PARCEL OF REAL ESTATE: THE EAST 202 FEET OF THE WEST 501 FEET OF LOT 1 IN COUNTY CLERK'S DIVISION OF THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR CHURCH STREET AND DRAKE AVENUE), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24472176 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS; AND TOGETHER WITH THE (EXCLUSIVE) RIGHT TO THE USE OF INDOOR PARKING SPACES NOS. 129 AND 130, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 24472176, IN COOK COUNTY, ILLINOIS.

SEND SUBSEQUENT TAX BILLS TO:

Richard B. Fitzgerald  
(Name)

M. Lorraine Carpenter  
(Name)

MAIL TO: 828 Davis Street  
(Address)

8281 North Drake  
(Address)

Evanston, Illinois 60201  
(City, State and Zip)

Evanston, Illinois 60201  
(City, State and Zip)

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## STATEMENT BY GRANTOR AND GRANTEE

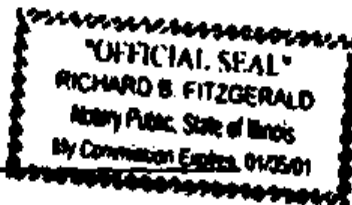
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 13<sup>th</sup>, 1997

Signature: M Lorraine Carpenter  
Grantor

Subscribed and sworn to before me by the said M. Lorraine Carpenter this 13<sup>th</sup> day of May, 1997.

Notary Public



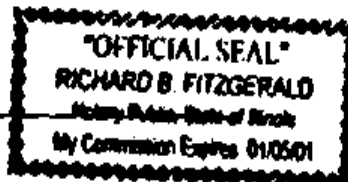
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 13<sup>th</sup>, 1996

Signature: M Lorraine Carpenter Trustee  
Grantee

Subscribed and sworn to before me by the said M. Lorraine Carpenter, Trustee this 13<sup>th</sup> day of May, 1997.

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identify 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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