

DEED IN TRUST

THE GRANTORS, Leonard R. Brown and Iris F. Brown, husband and wife, of the County of Cook, and the State of Illinois, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid, Convey and QUITCLAIM to Leonard R. Brown as Trustee under The Leonard R. Brown Declaration of Trust dated April 1, 1998, and to all and every successor or successors in trust under said Declaration of Trust as to an undivided one-half (1/2) interest and Iris F. Brown as Trustee under The Iris F. Brown Declaration of Trust, dated April 1, 1998, and to all and every successor or successors in trust under said Declaration of Trust as to an undivided one-half (1/2) interest, the following described real estate in Cook County, Illinois:

(Above space for Recorder's use only)

UNIT 7-3-L-I-115 IN PRINCETON VILLAGE CONDOMINIUM, GLENVIEW, ILLINOIS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF PRINCETON VILLAGE BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 30, 1989 AS DOCUMENT NUMBER 89-300,176 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATION AS SAME ARE FILED OF RECORD, IN COOK COUNTY, ILLINOIS.

Common Address: 115 Cornell Court, Glenview, IL 60025

Real Estate Index Number: 04-21-203-016-1047

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the declaration of trust.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in 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 98 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of

54
to
N
my
JH

UNOFFICIAL COPY

fixing the amount of present or future rentals; to partition or 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 the premises or any part thereof; and to 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advance on the premises, or be obliged to see that the terms of the trust 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; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all the beneficiaries hereunder; (c) that the 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 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, her, or their predecessor in trust.

The grantors hereby expressly waive and release any and all right 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.

The grantors have signed this deed on 4/23/98

Leonard R. Brown

Leonard R. Brown

Iris F. Brown

Iris F. Brown

NO TAXABLE CONSIDERATION:

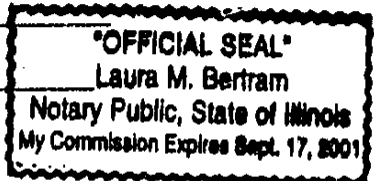
Exempt under Real Estate Transfer Tax Act Section 4, Par. e (Ill. Rev. Stat. ch 120, section 1004(e)) and Cook County Ordinance 95104
Date: 4/27/98 Sign: Becci Matz
Attorney at Law

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that Leonard R. Brown and Iris F. Brown, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: 4/23/98

Laura M. Bertram
NOTARY PUBLIC



This instrument was prepared by Michael A. Babiarz, Attorney at Law, 579 First Bank Drive, Suite 220, Palatine, IL 60067

Mail To:
Michael A. Babiarz
Attorney at Law
579 First Bank Drive, Suite 220
Palatine, IL 60067

Send Subsequent Tax Bills To:
Leonard R. Brown
115 Cornell Court
Glenview, IL 60025

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE 28415959

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 4/27, 1998

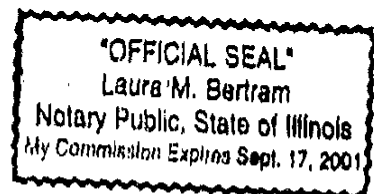
Signature: Becci Naatz
GRANTOR OR AGENT

Subscribed and sworn to before me

by the said Becci Naatz

this 27th day of April, 1998

Notary Public Laura M. Bertram



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 4/27, 1998

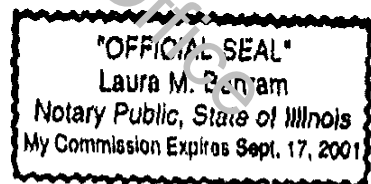
Signature: Becci Naatz
GRANTOR OR AGENT

Subscribed and sworn to before me

by the said Becci Naatz

this 27th day of April, 1998

Notary Public Laura M. Bertram



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.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office