

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTORS

ZACHARY S. FAINMAN
and LINDA B. FAINMAN,
married to each other,
of 3147 Moon Hill Drive
Northbrook, Cook County
Illinois 60062

THE GRANTEE

ZACHARY S. FAINMAN
and LINDA B. FAINMAN,
of 3147 Moon Hill Drive
Northbrook, Cook County
Illinois 60062

The grantors, of the County of Cook, and State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, Convey and Quit Claim unto the grantees, as trustees under the provisions of a trust agreement dated the 15th day of October, 1997, and known as the Zachary S. and Linda B. Fainman Trust (hereinafter referred to as trustee, regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION

PARCEL 1: UNIT 204 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BARCELONA APARTMENT HOMES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2813918, IN PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. LR2530976 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

together with the tenements and appurtenances thereunto belonging;

Permanent Index Number: 10-16-204-029-1016.

Address of Real Estate: 4901 Golf Road, Apt. 204, Skokie, IL 60077

TO HAVE AND TO HOLD the said premises with the appurtenances thereto upon the trusts set forth in said trust agreement and for the following uses:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof;

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Cook County Recorder 27.50



98977751

(The Above Space For Recorder's Use Only)

COOK COUNTY
RECORDER
JESSE WHITE
SKOKIE OFFICE

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 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 in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of a single demise the term of 99 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 said 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 trusts, 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.

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. And the grantors hereby expressly waive and release 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 grantors hereunto set their hands and seals this 6th day of October, 1998.

(SEAL)

ZACHARY S. FAINMAN, Grantor

(SEAL)

LINDA B. FAINMAN, Grantor

State of Illinois)

) ss

County of Cook)

I the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY, that ZACHARY S. FAINMAN and LINDA B. FAINMAN, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as grantors appeared before me this day in person, and acknowledged that they signed and delivered the said 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.

Given under my hand and Notarial Seal this 6th day of October, 1998.

OFFICIAL SEAL
STANLEY H. RICHARDS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/8/2007

Stanley H. Richards
Notary Public

~~This instrument was~~ prepared by Stanley H. Richards 1813 A. Norwood, Chicago, IL 60660.



Mail future tax bills to:

Mail deed after recording to:

ZACHARY S. FAINMAN
3147 Moon Hill Drive
Northbrook, IL 60062

STANLEY H. RICHARDS
1813 A. Norwood
Chicago, IL 60660

Exempt Under Provisions of Paragraph (e), Section 4, of the Illinois Real Estate Transfer Tax Act.

10/6/98
Date

Linda B. Fainman
Buyer, Seller or Representative

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Village Code Chapter 10
EXEMPT Transaction
Skokie Office
10/16/98

UNOFFICIAL COPY

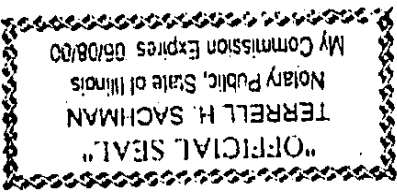
STATEMENT BY GRANTOR AND GRANTEE

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.

Date 10/29/98
Signature Franky H. Richards

Subscribed and sworn to before me this 29th day of October, 1998.

Frank H. Sachman
Notary Public

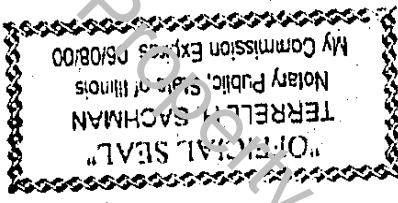


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 10/29/98
Signature Franky H. Richards

Subscribed and sworn to before me the 29th day of October, 1998.

Frank H. Sachman
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.