

# UNOFFICIAL COPY

98199137

Page 1 of 7

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Cook County Recorder

\$3.00

## DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, GWEN A. STUDD, a widow and not since remarried, of the Village of Northfield, Illinois, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS unto GWEN A. STUDD, not individually, but as trustee under the provisions of a trust instrument known as the GWEN A. STUDD INSURANCE TRUST DATED NOVEMBER 17, 1972, as restated and amended, and unto all and every successor or successors in trust under said trust instrument (the named individual, with all successors, is referred to herein as the "Trustee"), the real estate described on Exhibit A attached hereto and made a part hereof (the "Real Estate").

SUBJECT TO general real estate taxes and installments of special assessments not yet due and payable; covenants, easements, conditions, encumbrances and restrictions of record.

TO HAVE AND HOLD said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust instrument set forth.

In addition to all of the powers and authority granted to the Trustee by the terms of said trust instrument, full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such successor or successor in trust all of the title, estate, powers, and authorities vested in the Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, 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, 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

Box 307 (Leonard)

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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 or title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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 said real estate, or to whom said real estate 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 said real estate, or be obliged to see that the terms of this 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 said trust instrument; and every deed, trust deed, mortgage, lease or other instrument executed by the 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 instrument 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 instrument or in some amendment thereof and binding upon all beneficiaries thereunder, (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 by 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.

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 said 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.

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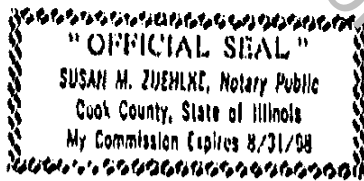
IN WITNESS WHEREOF, the GRANTOR has set her hand and seal as of this 21<sup>st</sup> day of FEBRUARY, 1998.

Gwen A. Studt  
GWEN A. STUDT

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, SUSAN M. ZUEHLKE, a Notary Public in and for said County, in the State aforesaid, do hereby certify that GWEN A. STUDT, 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 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 21<sup>st</sup> day of FEBRUARY, 1998.



Susan M. Zuehlke  
Notary Public

My Commission Expires:  
8-31-98

Address of Grantee and  
Send Subsequent Tax Bills To:

Gwen A. Studt, as Trustee  
2222 Braken Lane  
Northfield, Illinois 60093

This Instrument Prepared By And  
After Recording Return To:

David P. DeVoe  
McDermott, Will & Emery  
227 West Monroe Street  
Chicago, Illinois 60606

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EXHIBIT A

LEGAL DESCRIPTION

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED PARCEL:

The West 1.5 acres of the South 3 acres of the East 5 acres of the South Half of the East Three Quarters of the Southwest Quarter of the Northwest Quarter of Section 24, Township 42 North, Range 12, lying East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 2222 Braken Lane  
Northfield, Illinois 60093

Permanent Index Number: 04-24-102-016-0000

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Exempt under 35 ILCS 200/31-45 (e)  
3/10/98  
Date  
Buyer, Seller or Agent

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98199137 Page 2 of 7

## AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS )  
                          ) ss.  
COUNTY OF \_\_\_\_\_

GWEN A. STUDD, a widow and not since remarried, being duly sworn on oath, states that he/she is owner. That the attached deed is not in violation of Section 1 of Chapter 205 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new street or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility facility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

[CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.]

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AFFIANT further states that this affidavit is made for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

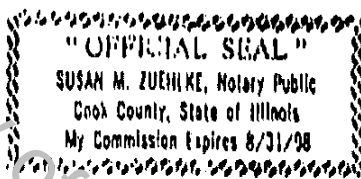
Gwen A. Studt  
GWEN A. STUDT

Subscribed and sworn to before me this 24th day of December, 1990.

Susan M. Zuenke  
Notary Public

My Commission Expires: 8-31-98

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STATEMENT BY GRANTOR AND GRANTEE  
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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 March 12, 1998

Signature: Andrea M. Uebel  
Grantor or Agent

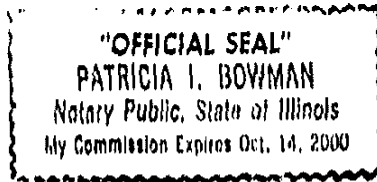
Subscribed and sworn to before me by the

said Agent

this 12th day of March

1998

Patricia I. Bowman  
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 March 12, 1998

Signature: Andrea M. Uebel  
Grantor or Agent

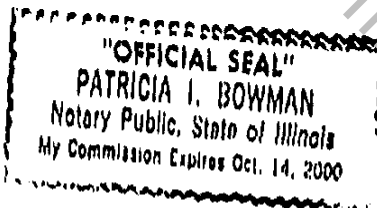
Subscribed and sworn to before me by the

said Agent

this 12th day of March

1998

Patricia I. Bowman  
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.)

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