

DEED IN TRUST - QUIT CLAIM

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, Marcia N. Wagner as Successor Trustee of the Vernon M. Wagner Trust dated February 10, 1972, as amended and restated, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and QUIT-CLAIM unto Marcia N. Wagner, as Trustee of the Family Trust under Trust Agreement dated February 10, 1972, as amended, as to an undivided 43.24% interest, and Marcia N. Wagner, as Trustee of the Marital Trust under Trust Agreement dated February 10, 1972, as amended, as to an undivided 57.76% interest

(Reserved for Recorders Use Only)

, whose address is 1363 Hackberry Lane, Winnetka, Illinois, the following described real estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 1363 Hackberry Lane, Winnetka, IL
Property Index Number 05-18-403-1087

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

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waive s and release s any and all right or benefit under and by virtue of any and all statutes providing for exemption or homesteads from sale on execution or otherwise.

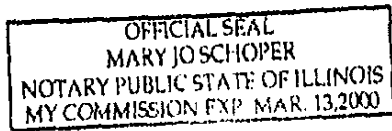
IN WITNESS WHEREOF, the grantor as aforesaid ha s hereunto set hand and seal this 13th day of April, 1998.

Marcia N. Wagner (SEAL) _____ (SEAL)
Marcia N. Wagner, as Successor Trustee
as aforesaid (SEAL) _____ (SEAL)

STATE OF Illinois) I, MARY JO SCHOPER, a Notary Public in and for said County, in the State
COUNTY OF Cook) aforesaid, do hereby certify Marcia N. Wagner, as Successor Trustee of the Vernon M. Wagner Trust dated February 10, 1972, as amended and restated personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as a 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 seal this 13th day of April, 1998
Mary Jo Schoper
NOTARY PUBLIC

Prepared By: Donald A. Gillies, Esq.
Altheimer & Gray
10 S. Wacker Drive, Suite 4000
Chicago, IL 60606



MAIL TO: Donald A. Gillies, Esq.
Altheimer & Gray
10 S. Wacker Drive, Suite 4000
Chicago, IL 60606

Return to BOX 6

UNOFFICIAL COPY

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, 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 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 real estate, 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 in praesenti or in futuro, 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 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 real estate, 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 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 said Trustee, or any successor in trust 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 said Trustee, or any successor in trust, 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 authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder or Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Trustee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

No beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, the intention hereof being to vest in said Trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT FROM THE PROVISIONS OF PARAGRAPH E, SECTION 4, OF THE REAL ESTATE TRANSFER ACT.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

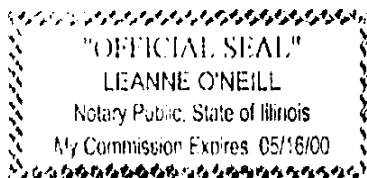
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: 4-13, 1998

Anna Composto
Grantor or Agent

SUBSCRIBED AND SWORN TO before
me by the said Agent
this 13th day of April,
1998.

Leanne O'Neill
Notary Public



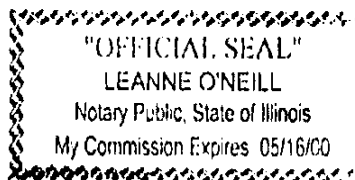
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 4-13, 1998

Anna Composto
Grantee or Agent

SUBSCRIBED AND SWORN TO before
me by the said Agent
this 13th day of April,
1998.

Leanne O'Neill
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 Act.]

NPK02098.DOC

UNOFFICIAL COPY

EXHIBIT "A"

That part of the South East quarter of the South East quarter of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at a point 175.0 feet South of the North line of the South East quarter of the South East quarter of said Section 18, as measured along a line parallel with the West line of Hibbard Road (said West line of Hibbard Road being 33.0 feet West of the East line of said South East quarter of the South East quarter) and 1043.0 feet West of said West line of Hibbard Road as measured along a line parallel with the North line of said South East quarter of the South East quarter; thence South and parallel with said West line of Hibbard Road, 368.0 feet to the North West corner of Hackberry Lane as so dedicated by plat recorded November 10, 1936 as document No. 11997213; thence South 20.0 feet along the West line of Hackberry Lane as so dedicated; thence West and parallel with the North line of said South East quarter of the South East quarter, 18.0 feet; thence North and parallel with said West line of Hibbard Road, 180.0 feet; thence West and parallel with the North line of said South East quarter of the South East quarter to the West line of said South East quarter of the South East quarter; thence North along the West line of said South East quarter of the South East quarter, 208.0 feet to a line 175.0 feet South of and parallel with the North line of said South East quarter of the South East quarter; thence East along last mentioned line, 239.73 feet more or less, to the point of beginning, in the Village of Winnetka, all in Cook County, Illinois.