

UNOFFICIAL COPY 99934166

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1999-10-01 15:56:48
Cook County Recorder 27.50



DEED IN TRUST

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

SHIRLEY W. CARLSON, aka
SHIRLEY T. CARLSON,
married to THEODORE M. KLINKA
84 Warwick
Winnetka IL 60093

* now known as SHIRLEY W.
KLINKA

(The Above Space For Recorder's Use Only)

property in
of the Village of Winnetka County of Cook, and State of Illinois, in consideration
of the sum of \$10.00 Dollars, and other good and valuable consideration, the receipt of
which is hereby acknowledged, hereby conveys and quit claims to THEODORE M. KLINKA
as Trustee**, under the terms and provisions of a certain Trust Agreement dated the
day of _____, 19____, and designated as Trust No. _____, 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.)

** OF THE THEODORE M. KLINKA TRUST UDT DATED SEPTEMBER 22, 1999
Permanent Index Number (PIN): 05 28 200 045 05 28 200 046

Address(es) of Real Estate: 84 Warwick, Winnetka IL 60093

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 leasehold or renewal shall not exceed a single term of 199 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, sale, 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 enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, 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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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County in accordance with the Declaration of Trust

is then appointed as Successor Trustee herein with like 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 title 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 waive ___ and release ___ 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 22nd day of September 1999

Shirley W. Klinka (SEAL)
SHIRLEY W. KLINKA

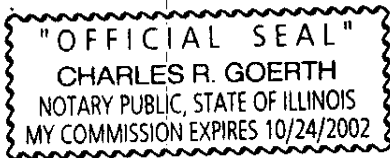
Shirley W. Carlson (SEAL)
SHIRLEY W. CARLSON

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Theodore M. Klinka (SEAL)
THEODORE M. KLINKA

(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for



IMPRESS SEAL HERE

said County, in the State aforesaid, DO HEREBY CERTIFY that SHIRLEY W. KLINKA, fka SHIRLEY W. CARLSON, married to THEODORE M. KLINKA, and THEODORE M. KLINKA personally known to me to be the same person^S whose name^S ARE subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY signed, sealed 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 official seal, this 22nd day of September 1999

Commission expires 19

Charles R. Goerth
NOTARY PUBLIC

This instrument was prepared by CHARLES R. GOERTH 825 Green Bay Rd. #120 Wilmette IL 60091
(NAME AND ADDRESS)

Legal Description

(See Rider Attached)

99334166

"Exempt under provisions of Par. E, Sec. 4, Real Estate Transfer Act and Cook County Ord. 95104, Par. D."

Charles R. Goerth 9/23/99

Representative

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { Charles R. Goerth, Esq. (Name)
825 Green Bay Rd., Suite 120 (Address)
Wilmette, IL 60091 (City, State and Zip)

{ Theodore M. Klinka, Trustee (Name)
84 Warwick (Address)
Winnetka, IL 60093 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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LEGAL DESCRIPTION

THOSE PARTS OF LOT 1, LOT 2 AND LOT 3 (TAKEN AS A TRACT) IN OWNER'S SUBDIVISION OF LOTS 1, 2, 3, 4 AND 5 IN BLOCK 3 OF TEMPEL'S RESUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILWAY RIGHT-OF-WAY AND NORTH OF THE VILLAGE LIMITS OF KENILWORTH, COOK COUNTY, ILLINOIS, IN BOOK OF PLATS 98, PAGE 9, FILED AS DOCUMENT NUMBER 4133672, DESCRIBED AS FOLLOWS:

PARCEL 1: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID OWNER'S SUBDIVISION, THENCE SOUTH 0 DEGREES 34 FEET 30 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 1, 2 AND 3 IN OWNER'S SUBDIVISION, 123.76 FEET; THENCE SOUTH 89 DEGREES 25 FEET 30 SECONDS WEST, 25.13 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 34 FEET 30 SECONDS EAST, 19.40 FEET; THENCE SOUTH 89 DEGREES 25 FEET 30 SECONDS WEST, 47.06 FEET; THENCE NORTH 0 DEGREES 34 FEET 30 SECONDS WEST, 19.40 FEET; THENCE NORTH 89 DEGREES 25 FEET 30 SECONDS EAST 47.06 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID OWNER'S SUBDIVISION; THENCE SOUTH 0 DEGREES 34 FEET 30 SECONDS EAST ALONG THE EAST LINE OF LOTS 1, 2 AND 3, IN SAID OWNER'S SUBDIVISION, 149.95 FEET TO THE SOUTHEAST CORNER OF LOT 3; THENCE WEST ALONG THE SOUTH LINE OF LOT 3; 120.97 FEET TO THE SOUTHWEST CORNER OF LOT 3; THENCE NORTH 0 DEGREES 34 FEET 30 SECONDS WEST ALONG THE WEST LINE OF LOTS 1, 2 AND 3; 5.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID WEST LINE OF LOTS 1, 2 AND 3; 10.0 FEET; THENCE NORTH 90 DEGREES 00 FEET 00 SECONDS WEST 20.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN THE PRESERVATION DECLARATION OF THE WINNETKA-WARWICK TOWNHOMES DATED JUNE 1, 1982, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON AUGUST 17, 1982, AS DOCUMENT NUMBER 3270040.

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STATEMENT BY GRANTOR AND GRANTEE

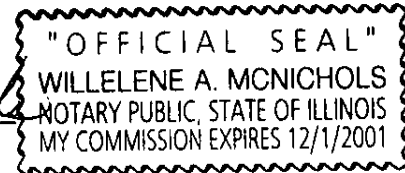
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The Grantor or his/her/its agent certifies that, to the best of his/her/its knowledge, the Grantor and Grantee shown on the deed or assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation 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: 9/23, 1999 Signature: *Lerauld Swartz*
Grantor or Agent

Subscribed and sworn to before me
this 23 day of SEPT
1999

Notary Public *Willelene A. McNichols*

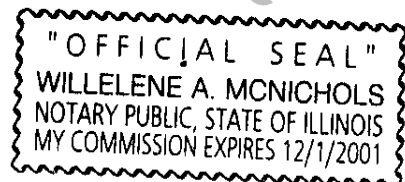


The Grantee or his/her/its agent certifies that, to the best of his/her/its knowledge, the Grantor and Grantee shown on the deed or assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 9/23, 1999 Signature: *Lerauld Swartz*
Grantee or Agent

Subscribed and sworn to before me
this 23 day of SEPT
1999.

Notary Public *Willelene A. McNichols*



Note: Any person who knowingly submits a false statement concerning the identity of a Grantor or Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.