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Cook County Recorder

29.00



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DEED IN TRUST

THIS INSTRUMENT WITNESSETH, THAT THE GRANTORS, **MANFRED BAUER** and **GABRIELE BAUER**, husband and wife, of Glenview, 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, **CONVEY** and **WARRANT** an undivided half interest unto **MANFRED BAUER**, not individually, but as trustee under the provisions of a trust instrument known as the **MANFRED BAUER 1998 TRUST** and an undivided half interest unto **GABRIELE BAUER**, not individually, but as trustee under the provisions of a trust instrument known as the **GABRIELE BAUER 1998 TRUST**, and unto all and every successor or successors in trust under said trust instruments (the named individuals, with all successors, are collectively referred to herein as the "Trustee"), in 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; and 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

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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 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 GRANTORS hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State

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of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

31<sup>st</sup> IN WITNESS WHEREOF, the GRANTORS have set their hands as of this day of December, 1998.

[Signature]  
 MANFRED BAUER

[Signature]  
 GABRIELE BAUER

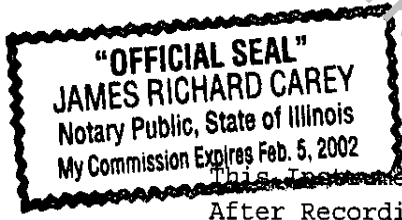
STATE OF Illinois )  
 ) SS.  
COUNTY OF Cook

I, James R. Carey, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MANFRED BAUER** and **GABRIELE BAUER**, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered 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 31<sup>st</sup> day of December, 1998.

[Signature]  
Notary Public

My Commission Expires:  
2/5/02



Address of Grantees and  
Send Subsequent Tax Bills To:

This Instrument Prepared By And  
After Recording Return To:

Manfred and Gabriele Bauer  
213 Donald Terrace  
Glenview, IL 60025

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

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 46 IN EUGENIA, BEING A SUBDIVISION OF PART OF THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER AND PART OF THE SOUTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER AND PART OF THE SOUTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 213 Donald Terrace  
Glenview, IL 60025

Permanent Index Number: 09-12-306-009

Exempt under 35 ILCS 300/31-43 (e)  
2/19/99 Darin Cooper  
Date Buyer, Seller or Agent

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 February 19, 19 99 Signature: *Daria Cooper*  
Grantor or Agent

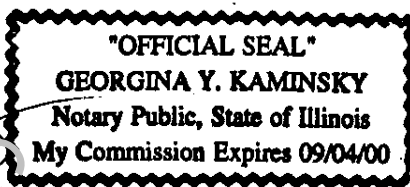
Subscribed and sworn to before me by the

said Grantor

this 19<sup>th</sup> day of February

19 99.

*Georgina Y. Kaminsky*  
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 February 19, 19 99 Signature: *Daria Cooper*  
Grantee or Agent

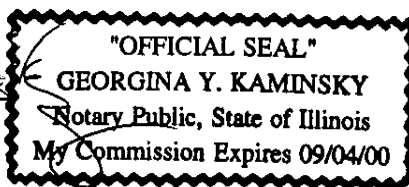
Subscribed and sworn to before me by the

said Grantee

this 19<sup>th</sup> day of February

19 99.

*Georgina Y. Kaminsky*  
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.]