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Cook County Recorder 27.50



DEED IN TRUST
(ILLINOIS)

Prepared by and after
recording mail to:

Todd M. Van Baren
Hoogendoorn, Talbot, Davids
Godfrey & Milligan
122 S. Michigan Ave., Suite 1220
Chicago, Illinois 60603

THE GRANTOR,

Sam Nakib, married to Nuha Museitif-
Nakib,

of the Village of Burr Ridge, in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to

Sam Nakib and Nuha Museitif-Nakib, Co-Trustees of the Nakib Family Trust, Dated December 17, 1998, and unto all and every successor or successors in trust under said trust agreement,

of 439 87th Street, Burr Ridge, Illinois 60521,

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See **Exhibit A** attached hereto and made a part hereof

To have and to hold said Real Estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: 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 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 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.

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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 this 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. And the 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.

Subject to: general real estate taxes not yet due or payable; public and utility easements; and covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 11-19-300-041

Common Address of Real Estate: 1225 Washington, Evanston, Illinois 60202

DATED this 30th day of January, 1999.

Sam Nakib
Sam Nakib

Nuha Museitif-Nakib
Nuha Museitif-Nakib*

*Nuha Museitif-Nakib joins in the execution of this deed for the sole purpose of waiving and releasing her right of homestead in the property, if any

This instrument is EXEMPT from transfer taxes pursuant to the Real Estate Transfer Tax Act, 35 ILCS 200- 31/45(e).

Todd M. Van Dorn 1/11/99
Buyer, Seller or Representative Dated

CITY OF EVANSTON
EXEMPTION

Mary P. Davis
CITY CLERK

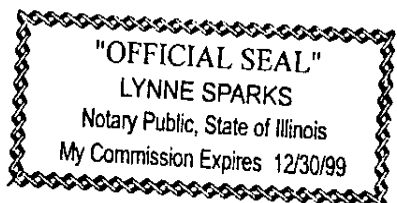
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sam Nakib and Nuha Museitif-Nakib, 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 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 30th day of January, 1999.

Commission expires 12/30/99 *Lynne Sparks*
Notary Public

Send Subsequent Tax Bills To:
Mr. Sam Nakib
1225 Washington
Evanston, Illinois 60202



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EXHIBIT A

Legal Description:

The East 25 feet of the West 77 feet 7 inches of the South 5 feet of Lot 15 and all of Lot 16, taken as a tract, in G. M. Huntoon's Addition to Evanston, being a subdivision of the South 25 rods of the N. $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 19, Township 41 North, Range 14 East of the 3rd Principal Meridian. Said parcel being subject to an easement for walk over the North 4 feet thereof.

Also: The South 12 feet of the North 31 feet of the East 24 feet of the South 5 feet of Lot 15 and all of Lot 16, taken as a tract, in G. M. Huntoon's Addition to Evanston, being a subdivision of the South 25 rods of the N. $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 19, Township 41 North, Range 14 East of the 3rd Principal Meridian, more commonly known as 1225 Washington Street, Evanston, Illinois.

Property of Cook County Clerk's Office

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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 or 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: March 8, 1999 Signature Todd M. Van Baren
(Grantor or Agent)

Subscribed and sworn to before me
by the said Todd M. Van Baren
this 8th day of March, 1999

Lynne Sparks
Notary Public

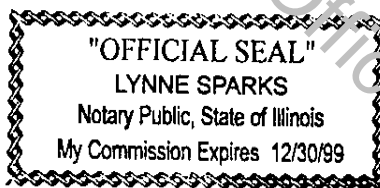


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 8, 1999 Signature Todd M. Van Baren
(Grantee or Agent)

Subscribed and sworn to before me
by the said Todd M. Van Baren
this 8th day of March, 1999

Lynne Sparks
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.)