

# UNOFFICIAL COPY

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4/19/01 33 001 Page 1 of 5  
1999-04-16 14:41:30  
Cook County Recorder 29.50

DEED IN TRUST  
(QUIT CLAIM)



99369952

(The Above Space for Recorder's Use Only)

**THIS INDENTURE WITNESSETH**, that the Grantor, **Sophie Grossman**, a widow not since remarried, of 9001 Golf Road, Apt. 8 1, Des Plaines, Illinois 60016-1910, in consideration of ten (10) and 00/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Quit Claims to Valerie Nathan and Fern Netzky as Trustees under the provisions of a trust agreement dated the 7<sup>th</sup> day of February, 1999 and known as Grossman Family Irrevocable Trust the following described real estate in the County of Cook, State of Illinois:

UNIT NUMBER(S) '9001-81', IN THE GOLF TOWERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION-15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID NORTH WEST 1/4 OF THEN NORTH EAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4, A DISTANCE OF 535 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4, A DISTANCE OF 450 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTH WEST 1/4 OF THE NORTH EAST 1/4, A DISTANCE OF 535 FEET TO THE NORTH LINE OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4; THENCE EAST ALONG SAID NORTH LINE, 450 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF

CONDOMINIUM REGISTERED AS DOCUMENT NUMBER LR. 3070205, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF PAR. (...),  
SECTION 4, REAL ESTATE TRANSFER TAX ACT

4/5/99  
DATE

Galaxentis  
REPRESENTATIVE  
agent

PIN# 09-15-207-033  
09-15-207-034

AFTER RECORDING RETURN TO:

TERRENCE NETZKY  
Gould & Ratner  
222 North LaSalle Street  
Suite 800  
Chicago, Illinois 60601-1086

PIN # 09-15-207-033 and 09-15-207-034

Commonly Known As: 9001 Golf Road, Apt. 8 1, Des Plaines, Illinois 60016-1910

**TO HAVE AND TO HOLD** said premises with the appurtenances upon the trusts for the uses and purposes herein in said 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 subdivide 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 successor in trust all of the title, estate, power 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 present or in future, and upon terms and for any period or periods of time not exceeding in the case of any single demise the term of 198 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 an 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.

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 this 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 the 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 the Indenture and 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 successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the

AFTER RECORDING RETURN TO:

title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or not in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor, Sophie Grossman, 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.

The grantor has set her hand and seal on 2-7-1999.

Sophie Grossman  
Sophie Grossman

STATE OF ILLINOIS)  
)  
COUNTY OF COOK )

I, a Notary Public in and for the County and State, CERTIFY that **Sophie Grossman**, 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 the said instruments 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 \_\_\_ day of 2-7-1999 1999.

Jauice Suffie  
NOTARY PUBLIC

Prepared by : Terrence F. Netzky,  
222 N. LaSalle Street, Eighth Floor, Chicago, Illinois 60601-1086

Property-not located in the corporate limits of Des Plaines. Deed or instrument not subject to transfer tax.

Miller 4-13-99  
City of Des Plaines

**AFTER RECORDING RETURN TO:**

Gould & Ratner  
222 North LaSalle Street  
Suite 800  
Chicago, Illinois 60601-1086

Address of Property: 9001 Golf Road. Apt. 8 I  
Des Plaines, Illinois 60016-1910  
(The above address is for statistical purposes only and is not part of his deed.)

Mail Recorded Document to: Terrence F. Netzky  
222 N. LaSalle Street, Eighth Floor  
Chicago. IL 60601-1086

Mail Subsequent Tax Bills to: Sophie Grossman  
9001 Golf Road. Apt. 8 I  
Des Plaines, Illinois 60016-1910

Property of Cook County Clerk's Office

AFTER RECORDING RETURN TO:

Gould & Ratner  
222 North LaSalle Street  
Suite 800  
Chicago, Illinois 60601-1086

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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 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 April 5, 1999

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 5th day of April, 1999  
Notary Public [Signature]



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 April 5, 1999

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 5th day of April, 1999  
Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



**EUGENE "GENE" MOORE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS