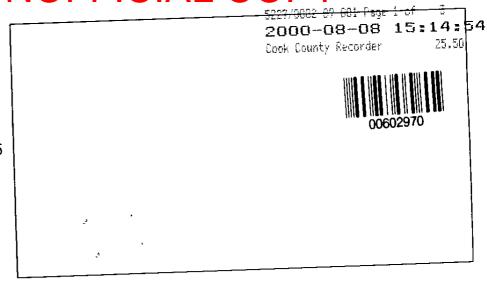
# UNOFFICIAL COPY02970

PREPARED BY and MAIL TO:
Patricia Brosterhous, Ltd.
333 North Michigan Avenue
Suite 728
Chicago, Illinois 60601-3905

Send subsequent tax bills to: Mr. Howard Kruse 5 East 14<sup>th</sup> Place, Unit 1102 Chicago, Illinois 60605



Grantors, Howard F. Kruse and Wanda R. Kruse, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and warrant an undivided one-half (½) interest to Harris Trust & Savings Bank, and its successors, as Trustee of the Wanda R. Kruse Revocable Trust, under the terms and provisions of a certain Trust Agreement dated the 10<sup>th</sup> day of September, 1990, and designater as the Wanda R. Kruse Trust, and an undivided one-half (½) interest to Harris Trust & Savings Bark, and its successors, as Trustee of the Howard F. Kruse interest to Harris Trust & Savings Bark, and its successors, as Trustee of the Howard F. Kruse Trust, under the terms and provisions of a certain Trust Agreement dated the 15<sup>th</sup> day of June, 2000, and designated as the Howard F. Kruse Trust, and to any and all successors as Trustee appointed under designated as the Howard F. Kruse Trust, and to any and all successors as Trustee appointed under said Trust Agreements, or who may be legally appointed, as tenants in common, the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

UNIT 1102 AND UNIT P-6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN ONE EAST 14<sup>17</sup> PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AG DOCUMENT NUMBER 00096412, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 FRACTIONAL OF SECTION 22, AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 FRACTIONAL IN COOK COUNTY, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-22-106-014-0000; 17-22-106-015-0000

Address of Grantees and of Real Estate: 5 East 14th Place, Unit 1102, Chicago, Mincis 60605

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 our 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, streets, 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 the or the premises of the whole or part of the premises, from time to time, but any such leasehold or the premises of the whole or part of the premises, 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 inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or

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#### STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees 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.

	Date:	
(	Date: <u>July 24</u> , 2000  Howard F. Kruse  Howard F. Kruse	Wanda R. Kruse, Granton
	Subscribed and sworn to before	FICIAL SEAL }
	me by the said Grantors this	CIA BROSTERHOUS
	A day of July, 2000.	PUBLIC, STATE OF ILLINOIS
v	Notary Public Molecury Frostecke	Secretary Secret
	My commission expires: $\frac{b/22/b/}{}$	
	assignment of beneficial interest in a land trust is foreign corporation authorized to do business or acquire a	t the name of the grantee shown on the deed or seither a natural person, an Illinois corporation or acquire and hold title to real estate in Illinois, a and hold title to real estate in Illinois, or other entity as of acquire title to real estate under the laws of the
	State of Illinois.	4h,
	2000	
	Dated: $8-/-$ , 2000.	
	By Iren Dbrewik, agest	By: from Berewick agent Harris Trust & Savings Bank, as Trustee
	Harris Trust & Savings Bank, as Trustee	Harris Trust & Savings Bank, as Trustee
	of the Howard F. Kruse Trust, Grantee	of the Wanda R. Kruse Trust, Grantee
		Ox
	Subscribed and sworn to before	"OFFICIAL SEAL"
	me by the said Grantees this	SONDRA K. DAVISON
	57day of AUGUST, 2000.	SOUNDRY W. DATIO

NOTE: Any person who knowingly submits 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.

Notary Public, State of Illinois Commission Expires 08/06/03

me by the said Grantees this 157 day of AUGUST, 2000.

My commission expires: \_\_\_

### **UNOFFICIAL COPY**

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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.
- 4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, a Successor Trustee as provided in the Trust Agreement 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. I cgal 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 waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of home tead from sale or execution or otherwise.

the state of fillings providing for the exemption of home tead from date of execution of estimates.					
		DATED this 34 day of July 2000.			
Howard F. Kru	1e (SEAL)	HarlaR Suce (SEAL)	X		
Howard F. Kruse		Wanda R. Kruھ			
STATE OF ILLINOIS	)	74,			
COUNTY OF COOK	) SS )				

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do HEREBY CERTIFY that, Howard F. Kruse and Wanda R. Kruse, his 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.

signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this Aday of Aday of OFFICIAL SEAL

PATRICIA BROSTERHOUS

NOTARY PUBLIC, STATE OF ILLINOUS

MY COMMISSION EXPIRES OF ILLINOUS

MY COMMISSION EXPIRES OF ILLINOUS

I hereby declare this Deed represents a transaction exempt under the provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

Dated: July 24 2000 Signed: Abruhum

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Dioperty of County Clerk's Office