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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 GRANTORS,

**Howard Gross (a/k/a Howard S. Gross)**, married to Harriet E. Gross,

of the City of Chicago, 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

**Harriet E. Gross and Howard S. Gross, as co-trustees of the Harriett E. Gross Trust, Dated August 19, 1993**, and unto all and every successor or successors in trust under said trust agreement, of 3470 N. Lake Shore Drive, #22 B, Chicago, Illinois 60657, 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; and the undersigned hereby expressly waive and release 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.

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. 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.

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

DATED this 2 day of June, 2000.

Howard S. Gross  
Howard Gross (a/k/a Howard S. Gross)

Harriet E. Gross  
Harriet E. Gross\*

\*Harriet E. Gross joins in the execution of this deed solely for the purpose of waiving and releasing her homestead rights, if any, in the property.

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

Howard S. Gross      6/2/00  
Buyer, Seller or Representative      Dated

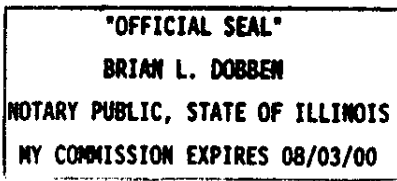
State of Illinois      )  
County of Cook      ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Howard Gross (a/k/a Howard S. Gross) and Harriet E. Gross, 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 waiver and release of the right of homestead.

Given under my hand and official seal, this 2nd day of June, 2000

Commission expires 8/3/00      Brian L. Dobben  
Notary Public

Send Subsequent Tax Bills To:  
Ms. Melanie Gross  
3430 N. Lake Shore Drive, #15 K  
Chicago, Illinois 60657



Legal Description:

Unit No. 15-K in 3440 Lake Shore Drive Condominium as delineated on plat of survey of the following described parcel of real estate: Lots 1 and 2 in Owners Division of that part of Lot 26 (except the Westerly Two Hundred feet thereof) lying Westerly of Sheridan Road in the Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37 in Pine Grove in Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as Exhibit D to Declaration of Condominium made by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated March 5, 1979 and known as Trust No. 45940 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 25106295, together with its undivided percentage interest in the common elements.

Permanent Real Estate Index Number: 14-21-307-047-1163

Common Address of Real Estate: 3430 N. Lake Shore Drive, #15 K, Chicago, Illinois 60657

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

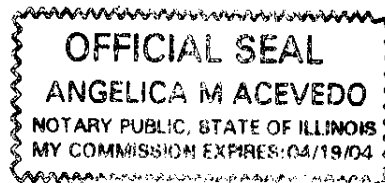
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 8/14, 2000

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me this 14<sup>th</sup> day of Aug, 2000

[Handwritten Signature]  
Notary Public



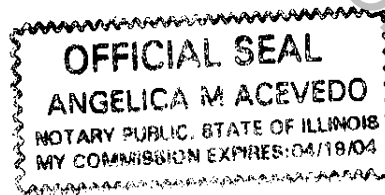
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 8/14, 2000

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me this 14<sup>th</sup> day of Aug, 2000

[Handwritten Signature]  
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.]