

# UNOFFICIAL COPY



00835458

## DEED IN TRUST

(ILLINOIS)

Above Space for Recorder's Use Only

THE GRANTOR(S), NATALIE TRACZI, a single person,

of the County of Cook and State of Illinois, for and in consideration of Ten and No Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto

"NATALIE TRACZI and SOPHIE HANSEN, trustees of the NATALIE TRACZI LIVING TRUST dated February 23, 2000 of 6100 West Leland Avenue, Unit 202, Chicago, Illinois 60630."

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2000-10-25 10:30:12

Cook County Recorder 29.50

and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Real Estate Index Number: 13-17-107-203-1004

Address of Real Estate: 6100 West Leland Avenue, Unit 202, Chicago, Illinois 60630

TO HAVE AND TO HOLD the said premises 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 praesenti or in futuro, and upon any 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

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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.

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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, 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.

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 note 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 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.

In Witness Whereof, the grantor(s) aforesaid have set their hands and seals on 10-10-00.

X Natalie Traczy (SEAL)

NATALIE TRACZI

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 NATALIE TRACZI, a single person, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instruments as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

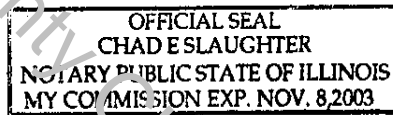
Given under my hand and official seal on 10-10-00  
Commission expires 11/28, 2003

NOTARY PUBLIC

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of Paragraph e, Section 4 of the Real Estate Transfer Act.

Date: 10-10, 2000



Signature: Gene Booc

This instrument was prepared by: Dean R. Hedeker, 510 Lake Cook Road, Suite 105, Deerfield, Illinois 60015

MAIL TO:

DEAN R. HEDEKER, LTD.  
510 Lake Cook Road, Suite 105  
Deerfield, Illinois 60015

SEND SUBSEQUENT TAX BILLS TO:

NATALIE TRACZI  
6100 West Leland Avenue, Unit 202  
Chicago, Illinois 60630

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
SKOKIE OFFICE

**UNOFFICIAL COPY****PARCEL 1:**

UNIT NO. 202 in the Leland House Condominiums as Delineated on the Plat of Survey of the following described Parcel of real estate:

The East 21.0 feet of the South 155.50 feet of Lot 4 (Except the South 20 feet thereof) together with the West 1/2 of Lot 5 (except the North 150.0 feet thereof and except the South 20.0 feet thereof) together with the East 1/2 of Lot 5 (except the North 166.70 feet thereof and except the South 20 feet thereof) together with the North 76.0 feet of the South 96.0 feet of the West 30.0 feet of Lot 6 all in Block 4 in Frederick H. Bartlett's Lawrence Avenue Subdivision of the Northwest 1/4 of Section 17, Township 40, North, Range 13, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 86391254; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

**PARCEL 2:**

Easement for ingress and egress for the benefit of Parcel 1 as set forth in Document 85211739

**PARCEL 3:**

The exclusive right to the use of parking space 4 and storage locker 4 limited common elements, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 86391254.

Grantor, also hereby grants to the Grantee, its successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successor and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This Deed is subject to real estate taxes for the year 1986 and subsequent years and to all easements of record.

Permanent Index Numbers: 13-17-107-127, 13-17-107-178,  
13-17-107-159 and 13-17-107-085

Property Address: 6100 W. Leland, Chicago, Illinois 60630

STATEMENT BY GRANTOR AND GRANTEE

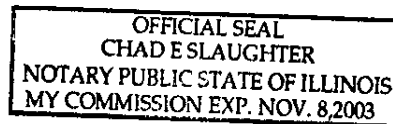
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 10-10, 2000

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me on 10-10-2000.

Notary Public [Handwritten Signature]



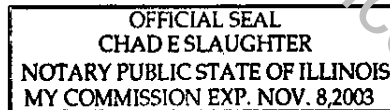
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 10-10, 2000

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me on 10-10-2000.

Notary Public [Handwritten 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)