

# UNOFFICIAL COPY

## DEED IN TRUST

PREPARED BY and  
MAIL TO:

Patricia Brosterhous, Ltd.  
333 North Michigan Avenue  
Suite 728  
Chicago, Illinois 60601-3905

Send subsequent tax bills to:  
Spencer Chase  
3240 N. Sheffield, Unit 3  
Chicago, Illinois 60657

00023941

1137/0012 16 001 Page 1 of 3  
2000-01-10 10:29:10  
Cook County Recorder 25.50



00023941

The Grantor, Spencer Chase, a never married person, 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 conveys and warrants to **Spencer Chase, and his successors, as Trustee of the Spencer Chase Revocable Trust**, under the terms and provisions of a certain Trust Agreement dated the 21<sup>st</sup> day of December, 1999, and designated as the **Spencer Chase Revocable Trust** (the Trust Agreement"), and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: Unit 3 in the 3240 N. Sheffield Condominium as delineated on a survey of the following described real estate:

Lot 41 in block 5 in Baxter's Subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 98727048, together with its undivided percentage interest in the Common Elements.

PARCEL 2: The exclusive right to the use of parking space No. 12-3, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 98727048.

Permanent Real Estate Index Number: 14-20-424-029

Address of Grantee and of Real Estate: 3240 N. Sheffield, Unit 3, Chicago, Illinois 60657

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 or 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 renewal shall not exceed a single term of 199 years, and to renew, 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,

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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 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, legal 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 homestead from sale or execution or otherwise.

DATED this 21<sup>st</sup> day of December, 1999.

 (SEAL)  
Spencer Chase

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, Spencer Chase, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of December, 1999.

  
Notary Public

My Commission Expires: \_\_\_\_\_  
**OFFICIAL SEAL**  
**PATRICIA BROSTERHAUS**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 06/23/01

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: 12/21/99

Signed:  **00023941**

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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: December 21<sup>st</sup>, 1999

  
Spencer Chase, Grantor

Subscribed and sworn to before  
me by the said Grantor this

21 day of December, 1999.


Notary Public

My commission expires: 6/23/01



The grantee or its 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 title to real estate under the laws of the State of Illinois.

Dated: December 21<sup>st</sup>, 1999

  
Spencer Chase as Trustee of the  
Spencer Chase Revocable Trust, Grantor

Subscribed and sworn to before  
me by the said Grantee this

21 day of December, 1999.

Notary Public

My commission expires: 6/23/01



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.

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