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2001-01-18 15:45:47
Cook County Recorder 27.50

DEED IN TRUST

THE GRANTOR(S), **LAWRENCE S. BECKER AND MAE BECKER**, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, in consideration of the sum of Ten Dollars and No/100 ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to **LAWRENCE S. BECKER, AS TRUSTEE, AND HIS SUCCESSORS IN TRUST, OF THE LAWRENCE S. BECKER REVOCABLE TRUST DATED SEPTEMBER 27, 2000** the following described real estate:

(see attachment for legal description)

Permanent Index Number (PIN): 10-36-100-015-1050

Address(es) of Real Estate: 7141 N. Kedzie, #408, Chicago, Illinois

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 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 obliged to see to the application of any purchase money, rent, 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.

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.

The Grantor(s) hereby waive and release any and all right and benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homestead from sale on execution or otherwise.

Dated this 21 day of November, 2000

Lawrence S. Becker (Seal)
Lawrence S. Becker

Mae Becker (Seal)
Mae Becker

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for the said County, the State aforesaid, DO HEREBY CERTIFY that Lawrence S. Becker and Mae Becker, 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of November, 2000.

Commission expires Feb. 4 2001

Judith McKiernan
Notary Public

"OFFICIAL SEAL"
JUDITH MCKIERNAN
Notary Public, State of Illinois
My Commission Expires Feb. 4, 2001

This instrument was prepared by: Michael J. Cohen of Levun, Goodman and Cohen, 500 Skokie Blvd., Suite 650, Northbrook, Illinois 60062

LEGAL DESCRIPTION

UNIT 408 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE NORTH HALF OF THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 33 FEET THEREOF, THE EAST 698 FEET THEREOF, AND THE WEST 40 FEET THEREOF AND EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF WEST TOUHY AVENUE AT A POINT 26 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH KEDZIE AVENUE AND THE SOUTH LINE OF WEST TOUHY AVENUE; THENCE SOUTH PARALLEL TO SAID LINE OF NORTH KEDZIE AVENUE 100 FEET; THENCE SOUTHWEST 352.26 FEET TO A POINT ON SAID EAST LINE OF NORTH KEDZIE AVENUE, SAID POINT BEING 450.00 FEET SOUTH OF SAID SOUTH LINE OF WEST TOUHY AVENUE; THENCE NORTH, ALONG SAID EAST LINE OF NORTH KEDZIE AVENUE, 450.00 FEET, TO SAID SOUTH LINE OF WEST TOUHY AVENUE, 26.00 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY CENTEX HOMES CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 21906206 TOGETHER WITH AN UNDIVIDED .6282 PER CENT INTERESTS IN THE ABOVE DESCRIBED PARCEL, EXCEPTING THEREFROM ALL OF THE UNITS, AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM OWNERSHIP AND SURVEY.

Exempt under provisions of 35 ILCS 200/31-45, Par. (e), Real Estate Transfer Tax Law

Susan Bekun 11/22/00

Attorney for Grantor Date

Mail To:

Michael J. Cohen
Levun, Goodman & Cohen
500 Skokie Blvd., Suite 650
Northbrook, Illinois 60062

Send Subsequent Tax Bills To:

Lawrence S. Becker, Trustee
7141 N. Kedzie, #408
Chicago, Illinois 60645

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: November 21, 2000 Signature: Susan Berkun
Grantor or Agent

Subscribed and sworn to before me by the said agent this 21st day of November, 2000

Sandra Engberg
Notary Public

"OFFICIAL SEAL"
SANDRA L. ENGBERG
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/19/2003

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: November 21, 2000 Signature: Susan Berkun
Grantee or Agent

Subscribed and sworn to before me by the said agent this 21st day of November, 2000

Sandra Engberg
Notary Public

"OFFICIAL SEAL"
SANDRA L. ENGBERG
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/19/2003

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.