

**DEED IN TRUST  
(ILLINOIS)**

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THE GRANTOR, Lynn Straus, as Trustee of the Lynn Straus Revocable Trust Dated October 3, 1986



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of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths (\$10.00)  
\_\_\_\_\_ DOLLARS, and other good and valuable considerations in hand paid, Conveys \_\_\_\_\_ and  
(WARRANT \_\_\_\_\_ /QUIT CLAIM s \_\_\_\_\_)\* unto

Nathan M. Grossman

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 27th day of August 1997,  
and known as the Lynn Straus Qualified Personal Residence Trust (the "Trustee," regardless of the number of trustees,) 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:

An undivided one-half interest in the property described on attached Exhibit "A"

Permanent Real Estate Index Number(s): 17-10-200-068-1080 & 17-10-200-068-1079

Address(es) of real estate- Units 34D and 34E, 161 E. Chicago Ave., Chicago, Illinois 60611

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, street, 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 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.

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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 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 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, hers, 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.

And the said grantor \_\_\_\_\_ hereby expressly waive S and release S 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 \_\_\_\_\_ aforesaid has hereunto set her hand \_\_\_\_\_ and seal

this 15th day of February 2001

[Signature] (SEAL)  
Lynn Straus, as Trustee of the Lynn Straus  
Revocable Trust

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL)

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  
Lynn Straus, as Trustee

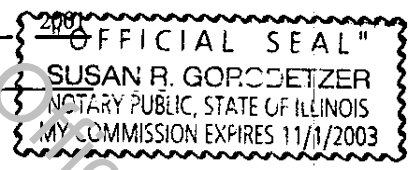
personally known to me to be the same person whose name is \_\_\_\_\_ subscribed

IMPRESS  
SEAL  
HERE

to the foregoing instrument, appeared before me this day in person, and acknowledged that s h e signed, sealed and delivered the said instrument as her 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 15th day of February

Commission expires 11/1/03  
Susan R. Gorodetzer  
NOTARY PUBLIC



This instrument was prepared by Michael Grossman, Brandwein Cohen Grossman & Rosenson, 233 N. Michigan Ave., Ste. 1720, Chicago, IL 60601

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE	Name and Address)	SEND SUBSEQUENT TAX BILLS TO:
<u>Michael Grossman, Brandwein Cohen</u>	<u>Lynn Straus</u>	
<u>Grossman &amp; Rosenson, LLC</u>	<u>(Name)</u>	
<u>(Name)</u>	<u>Units 34D and 34E,</u>	
MAIL TO: <u>233 North Michigan Avenue, Suite 1720</u>	<u>161 E. Chicago Ave., Chicago, Illinois 60611</u>	
<u>(Address)</u>	<u>(Address)</u>	
<u>Chicago, IL 60601</u>	<u>Chicago, IL 60611</u>	
<u>(City, State and Zip)</u>	<u>(City, State and Zip)</u>	



OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

This Instrument represents a transaction exempt under paragraph e of Section 4 of the Illinois Real Estate Transfer Tax Act.

3/7/01 [Signature]

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Exhibit A

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 34D AND 34E IN 161 CHICAGO AVENUE EAST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF VARIOUS LOTS IN OLYMPIA CENTRE SUBDIVISION OF VARIOUS LOTS AND PARTS OF VACATED ALLEYS IN BLOCK 54 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 85080173 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS, SUPPORT AND UTILITIES INCLUDING EASEMENTS FOR OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT OF ELEVATOR PITS, SHAFTS, EQUIPMENT, ETC., ALL AS DEFINED AND DECLARED IN DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS FOR OLYMPIA CENTRE DATED JUNE 27, 1985 AND RECORDED JUNE 27, 1985 AS DOCUMENT 85080144 OVER AND ACROSS VARIOUS LOTS AND PORTIONS OF LOTS IN OLYMPIA CENTRE SUBDIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 February 27, 19 2001 Signature: Michael Mroczka  
Grantor or Agent

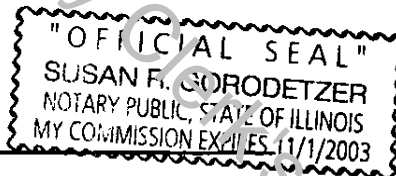
Subscribed and sworn to before me by the said agent this 27<sup>th</sup> day of February, 19 2001.  
Notary Public Susan R. Gorodetzer



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 February 27, 19 2001 Signature: Michael Mroczka  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 27<sup>th</sup> day of February, 19 2001.  
Notary Public Susan R. Gorodetzer



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.)