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2001-03-22 11:05:41

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 GRANTOR,

**Shelia A. McClendon**, a single woman  
never married,

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

**Shelia A. McClendon, Trustee of the Shelia A. McClendon Trust, Dated March 21, 2001**, and unto all and every successor or successors in trust under said trust agreement, of 359-A West Superior Street, Chicago, Illinois 60615, 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 a 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 contact 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 grantors 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.

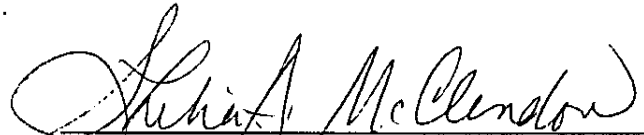
In no case shall any party dealing with said trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the

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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 21 day of March, 2001.

  
 Shelia A. McClendon

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

  
 Buyer, Seller or Representative


3/21/01  
 Dated

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 Shelia A. McClendon, a single woman never married, 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 she signed, sealed and delivered the said instrument as her 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 21st day of March, 2001.

Commission expires 8/8/04

  
 Notary Public

Send Subsequent Tax Bills To:

Ms. Shelia A. McClendon  
 359-A West Superior Street  
 Chicago, Illinois 60615

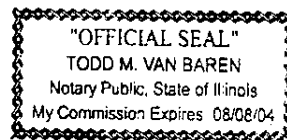


EXHIBIT A

Legal Description:

PARCEL 1:

UNIT 11-A IN TUXEDO PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 1 TO 16, BOTH INCLUSIVE, IN BLOCK 15 IN BUTLER WRIGHT & WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS 1 TO 4, BOTH INCLUSIVE, IN BLOCK 8 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOTS 96.48 FEET WEST OF THE NORTHEAST CORNER OF LOT 1 IN BLOCK 15 AFORESAID; THENCE SOUTH 89 DEGREES, 53 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE 154.33 FEET; THENCE SOUTH 00 DEGREES, 06 MINUTES, 31 SECONDS EAST AT RIGHT ANGLES THERETO 74.95 FEET; THENCE NORTH 89 DEGREES, 53 MINUTES, 29 SECONDS EAST AT RIGHT ANGLES THERETO 154.33 FEET; THENCE NORTH 01 DEGREES, 6 MINUTES, 31 SECONDS WEST 74.95 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 1 TO 16 BOTH INCLUSIVE AND VACATED ALLEY LYING SOUTH OF LOTS 1 TO 8 AND NORTH OF LOTS 9 TO 16 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 00 DEGREES 19 MINUTES 31 SECONDS EAST ALONG THE EAST LINE THEREOF 84.04 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 29 SECONDS WEST 106.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 72.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES 00 SECONDS EAST 72.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THE PART OF LOTS 1 TO 16 BOTH INCLUSIVE AND VACATED ALLEY LYING SOUTH OF LOTS 1 TO 8 AND NORTH OF LOTS 9 TO 16 IN BLOCK 15 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 00 DEGREES 19 MINUTES 31 SECONDS EAST ALONG THE EAST LINE THEREOF 116.17 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 29 SECONDS WEST 170.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 8.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 17.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 8.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 27, 1997, AS DOCUMENT NUMBER 97465251, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 17-09-207-001; 17-09-121-001

Common Address of Real Estate: 359-A West Superior Street, Chicago, Illinois 60615

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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 or 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: 3/21, 2001 Signature [Handwritten Signature]  
(Grantor or Agent)

Subscribed and sworn to before me by the said Todd M. Van Baren this 21st day of March, 2001



[Handwritten Signature]  
Notary Public

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: 3/21, 2001 Signature [Handwritten Signature]  
(Grantee or Agent)

Subscribed and sworn to before me by the said Todd M. Van Baren this 21st day of March, 2001



[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.)