

UNOFFICIAL COPY

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2001-11-08 12:06:16

Cook County Recorder 27.50



0011054376

### DEED INTO TRUST

I, Patricia L. Schear, of Chicago, Cook County, Illinois, for and in consideration of ten (\$10.00) dollars paid, grant, convey and warrant to Patricia L. Schear, of Chicago, Cook County, Illinois, as Trustee of the Patricia L. Schear Living Trust dated May 11, 2001, and all successors in trust, that land in Cook County, Illinois, being more particularly described as follows:

“Unit Number 3603 as delineated on survey of the following described real estate (herein called condominium property):

Lots 4 through 18, both inclusive, and including Lots ‘7A’, ‘7B’, ‘7C’, ‘7D’, ‘7E’, ‘7F’, ‘11A’, and ‘11B’ in Margban Resubdivision, being a subdivision of a part of Block 20 in Cancal Trustees’ Subdivision of the South Fractional Quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat of said Margban Resubdivision recorded December 30, 1975 as document number 23339677, which survey (herein called ‘survey’), is attached as Exhibit ‘A’ to the Declaration of Condominium Ownership Easements, Restrictions, Covenants and By-Laws for 180 East Pearson Street Condominium (herein called ‘Declaration’), recorded on March 29, 1976 as document number 23432350 as amended; together with an undivided percent interest in the condominium property (excepting from the condominium property all of the property and space comprising all the units as defined and set forth in the Declaration and Survey) in Cook County, Illinois.”

**Address of Property:** 180 East Pearson St., #3603  
Chicago, IL 60611

**Permanent Index Number:** 17-03-226-065-1024

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said instrument set forth.

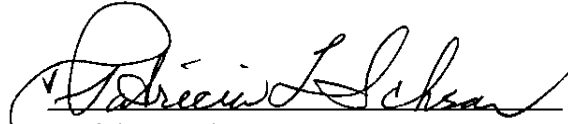
Full power and authority are hereby granted to said Trustee and any successor Trustee to sell any trust property for cash or on credit, at public or private sales; to exchange any trust property for other property, to grant options, to purchase or acquire any trust property; and to determine the prices and terms of sales, exchanges and options; to operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate, to grant easements, give consents and make contracts relating to real estate or its use; to release or dedicate any interest in real estate; to take any action with respect to conserving or realizing upon the value of any trust property, and with respect to foreclosures, reorganizations or other changes affecting the trust property; to execute contracts, notes, conveyances and other instruments, including instruments containing covenants and warranties binding upon and creating a charge against trust property, and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of other trusts or estates, including those in which any beneficiary hereunder has any interest, even though any such trustee or representative is also Trustee hereunder; and in any such transaction to purchase property, or make loans on notes secured by property, even though similar or identical property constitutes all or a large portion of the balance of trust property, and to retain any such property or note; and to continue to exercise any powers and discretion for a reasonable period after the termination of the trust, but only for so long as no rule of law relating to perpetuities would be violated.

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 the trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee 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 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 Deed and in the trust instrument 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/her or their predecessor in trust.

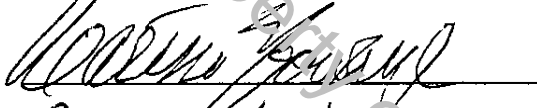
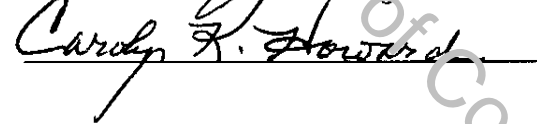
The interest of each and every beneficiary and of all persons claiming under

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 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on August 20, 2001.

  
Patricia L. Schear

WITNESS:

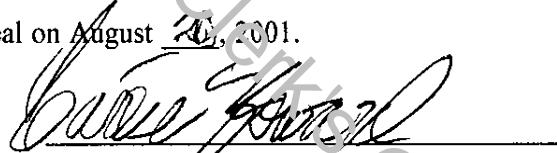
  


STATE OF ILLINOIS,  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia L. Schear, is 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 Patricia L. Schear signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on August 20, 2001.



  
Notary Public

RETURN DEED AND SEND  
SUBSEQUENT TAX BILLS TO:

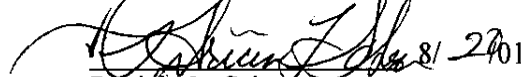
Patricia L. Schear, Trustee  
180 East Pearson St., #3603  
Chicago, IL 60611



Prepared by:

Carter Howard  
Law Offices  
1000 Skokie Blvd.; #270  
Wilmette, IL 60091  
(847) 853-2525

Exempt under paragraph E, Section 4  
of Real Estate Transfer Act

  
Patricia L. Schear

STATEMENT BY GRANTOR AND GRANTEE

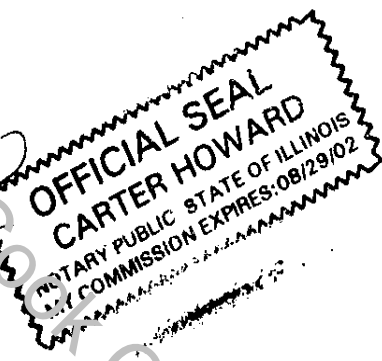
The grantor affirms that, to the best of her knowledge, the name of the grantee shown on the foregoing deed is a trustee recognized as one who is authorized to acquire title to real estate under the laws of the State of Illinois.

Dated: August 20, 2001.

Signed: [Signature]  
Grantor

Subscribed and Sworn to before me on August 20, 2001

[Signature]  
Notary public



The grantee affirms that, to the best of her knowledge, the name of the grantee shown on the foregoing deed is a trustee recognized as a person and authorized to acquire title to real estate under the laws of the State of Illinois.

Dated: August 20, 2001.

Signed: [Signature]  
Grantee

Subscribed and Sworn to before me on August 20, 2001.

[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.