

UNOFFICIAL COPY

0011098079

11/5/01 38 001 Page 1 of 5
2001-11-21 13:00:34

Cook County Recorder 29.50



0011098079

This instrument prepared by
and after recording return to:

Kirk Hoopingarner, Esq.
Piper Marbury Rudnick &
Wolfe
203 North LaSalle Street
Suite 1800
Chicago, IL 60601-1293

Mail tax bills to:
Frances Cohen Trust
5415 North Sheridan Road
Unit 2106
Chicago, IL 60640

This space reserved for Recorder's use only.

EXEMPT Para. e
35 ILCS 200/31-45

11/5/01

QUIT CLAIM DEED IN TRUST

Frances Cohen

KNOW ALL MEN BY THESE PRESENTS that the Grantor, **Frances Cohen**, a widow, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby convey and quit claim unto **Stephanie Goodman, as successor trustee of the Declaration of Trust of Frances Cohen dated July 30, 1987, as amended**, whose address is 31450 Reigate Lane, Green Oaks, Illinois 60048, all right, title and interest in the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

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

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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 or title or interest in or about or easement appurtenant to said real estate 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 the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the 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 the 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 the 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 their predecessors 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.

* * *

IN WITNESS WHEREOF, the said GRANTOR has executed this Deed in Trust on this 5th day of November, 2001.

Frances Cohen (Seal)
Frances Cohen

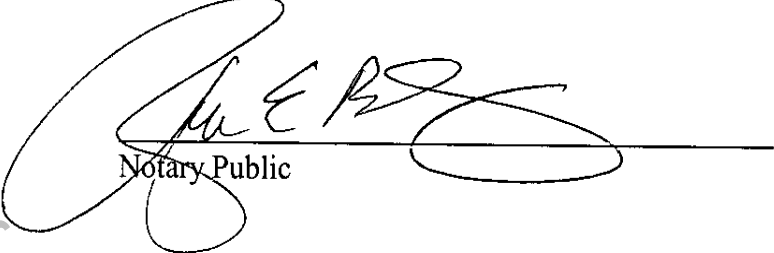
UNOFFICIAL COPY

0011098079

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

Before me, a Notary Public in and for said County, in the State aforesaid, personally appeared the above named Frances Cohen, personally known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

5th IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this
day of November, 2001.


Notary Public

My Commission Expires:

10/8/2002



UNOFFICIAL COPY

0011098079

Page 4 of 5

LEGAL DESCRIPTION

UNIT NUMBER 2106 IN PARK TOWER CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908 IN CASE 285574 CIRCUIT COURT AS SHOWN ON PLAT RECORDED JULY 9, 1908 AS DOCUMENT NUMBER 4229498 AND SOUTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THROUGH A POINT IN SAID EAST LINE THAT IS 1090 FEET SOUTH OF THE NORTH LINE OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 AND NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN SAID EAST LINE OF SHERIDAN ROAD, THAT IS 1406.50 FEET SOUTH OF THE SAID NORTH LINE OF THE EAST FRACTIONAL HALF OF THE NORTHEAST 1/4; THENCE EAST AT RIGHT ANGLES TO THE EAST LINE 208.08 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST COURSE, 60 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST COURSE 88.01 FEET TO THE SAID WEST BOUNDARY OF LINCOLN PARK (EXCEPT THE WEST 47 FEET OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 CONDEMNED AS PART OF SHERIDAN ROAD) ALL OF THE ABOVE SITUATED IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 17, 1971 KNOWN AS TRUST NUMBER 27802 AND RECORDED AS DOCUMENT NUMBER 24874698 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 14-08-203-017-1244

Address: Unit 2106, 5415 North Sheridan Road, Chicago, Illinois 60640

UNOFFICIAL COPY

0011098079

Page 5 of 5

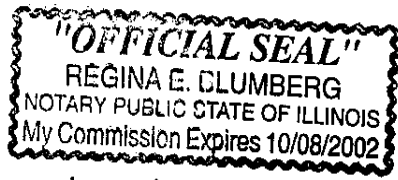
STATEMENT BY GRANTOR AND GRANTEE

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 5, 2001 Signature: *James Cohen*
Grantor or Agent

Subscribed and sworn to before me
this 5 day of November, 2001

Regina E. Clumberg
Notary Public

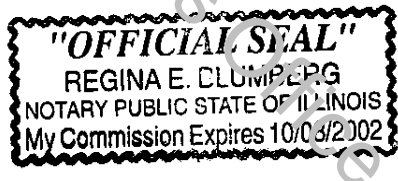


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 5, 2001 Signature: *James Cohen*
Grantee or Agent

Subscribed and sworn to before me
this 5th day of November, 2001

Regina E. Clumberg
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.]