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2001-12-31 12:12:34

Cook County Recorder 29.50

DEED IN TRUST - QUIT CLAIM

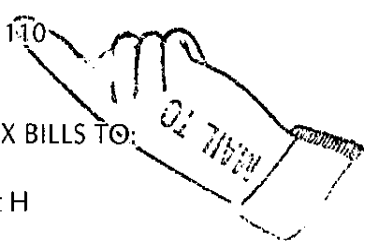
WHEN RECORDED, MAIL TO:

James D. Zazakis, Esq.
4334 North Hazel, Suite 110
Chicago, Illinois 60613



SEND SUBSEQUENT TAX BILLS TO:

Steve Forst
5844 N. Hermitage, Unit H
Chicago, Illinois 60660



GRANTOR, **Steve Forst**, a single man, of 5844 N. Hermitage, Unit H, Chicago, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the GRANTEE, **Steve Forst, as Initial Trustee of the Steve Forst Revocable Trust Agreement dated September 25, 2001, as may be amended**, and each and every Successor Trustee thereof, the following described real estate in the City of Chicago, County of Cook, and the State of Illinois:

SEE LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

Permanent Index No.: 14-06-404-020-0000.

Property Address: 5844 N. Hermitage, Unit H, Chicago, Illinois 60660.

To have and to hold the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust agreement.

This deed is made to said Trustee, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, sell, contract to sell, convey, exchange, transfer and any other conveyances of said property without further showing of authority than this deed. All grantees of the trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

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 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.

And the said Grantor hereby expressly waives 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.

THIS TRANSACTION IS FOR LESS THAN \$100.00 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4, OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

DATED this 21 day of December, 2001.

[Signature]
Steve Forst

STATE OF ILLINOIS

COUNTY OF COOK

) ss
)

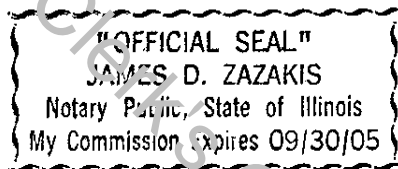
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Steve Forst, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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 notary seal, this 21st day of December, 2001.

My commission expires 9/30/2005

[Signature]
Notary Public

PREPARED BY: James D. Zazakis, Esq., 4334 North Hazel, Suite 110, Chicago, Illinois 60613



Property of Cook County Office

STREET ADDRESS: 5844 NORTH HERMITAGE AVENUE
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 14-06-404-020-0000

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF LOTS 23, 24, 25 AND 26 IN THE SUBDIVISION OF BLOCK 8 AND OF LOTS 1 TO 7 INCLUSIVE IN BLOCK 9 IN BARRETT AND GALLOWAY'S RESUBDIVISION OF BLOCKS 7, 8 AND 9 IN HENRYTOWN AND OF THE NORTH 100 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 00 DEGREES 27 MINUTES 33 SECONDS EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 95.81 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 139.90 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 19.34 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF 51.67 FEET; TO THE NORTH LINE OF SAID LOTS 23, 24, 25 AND 26; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 19.34 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 51.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR USE AND ENJOYMENT IN AND TO THE "COMMON AREA" AS CONTAINED IN THE PROPOSED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR COURTS OF WEST EDGEWATER TOWNHOMES SUCH "COMMON AREAS" BEING DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 23, 24, 25 AND 26 IN THE SUBDIVISION OF BLOCK 8 AND OF LOTS 1 TO 7 INCLUSIVE IN BLOCK 9 IN BARRETT AND GALLOWAY'S RESUBDIVISION OF BLOCKS 7, 8, AND 9 IN HENRYTOWN AND OF THE NORTH 100 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 100 DEGREES 27 MINUTES 33 SECONDS EAST ALONG THE EAST LINE THEREOF; A DISTANCE OF 95.81 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 6.54 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 19.34 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF .06 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 38.01 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF .67 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 38.01 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF .67 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 38.01 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF .67 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 19.34 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF 61.67 FEET TO THE NORTH LINE OF SAID LOTS 23, 24, 25 AND 26; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 154.77 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 19.00 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 2.06 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 33.91 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 23, THENCE NORTH 00 DEGREES 27 MINUTES 33 SECONDS EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 19.72 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 4.70 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 32 MINUTES 27 SECONDS WEST, A DISTANCE OF 135.29 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 6.72 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 27 SECONDS EAST, A DISTANCE OF 19.34 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF 58.74 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS EAST, A DISTANCE OF 19.34 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 33

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EXHIBIT A (cont.)

SECONDS WEST, A DISTANCE OF .67 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS EAST, A DISTANCE OF 38.01 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF .67 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS EAST, A DISTANCE OF 38.01 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF .67 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS EAST, A DISTANCE OF 38.01 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF .67 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS EAST, A DISTANCE OF 19.34 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 33.98 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS EAST, A DISTANCE OF 1.92 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 18.04 FEET FOR THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office



RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

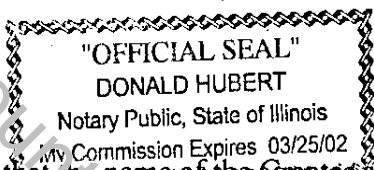
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 12/31, 20 01

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said grantor or agent
This 31st day of December, 20 01
Notary Public [Handwritten Signature]

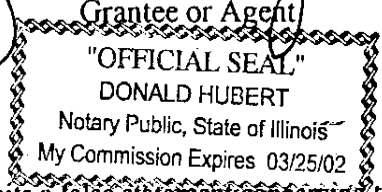


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12/31, 20 01

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said grantor or agent
This 31st day of December, 20 01
Notary Public [Handwritten Signature]



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.)