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Deed In Trust

Elka Nelson

ILLINOIS

0020069042

1277/0301 45 001 Page 1 of 3
2002-01-16 14:30:20
Cook County Recorder 25.50



0020069042

Above Space for Recorder's Use Only

TICOR TITLE INSURANCE

THE GRANTOR(s) Rick Hansen married to Michelle Hansen and Lawrence Nelson married to Elka Nelson of the City of Chicago, County of Cook and State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) unto Parkway Bank & Trust Co. of 4800 N. Harlem Avenue, Harwood Heights, Illinois 6070, as Trustee under the provisions of a trust agreement dated 05/21/96 and known as trust number 11365 (hereinafter referred to as "said 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 Chicago and State of Illinois, to Wit: *(See Legal Description Rider attached as Page 3 hereto).*

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SUBJECT TO: General taxes for 2000 and subsequent years; Covenants, conditions and restrictions of record, if any; Property Listed in contract dated March 28, 2001
Permanent Real Estate Index Number(s): 14-08-412-031-1005
Address(es) of Real Estate: 850 W. Margate, 201, Chicago, Illinois 60640
This is not homestead property as to Michelle Hansen.
This is not homestead property as to Elka Nelson

7202468265

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 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 earning, 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 earning, avails and proceeds thereof as aforesaid.


And the said grantor(s) 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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is September 12, 2001.



(SEAL) Rick Hansen

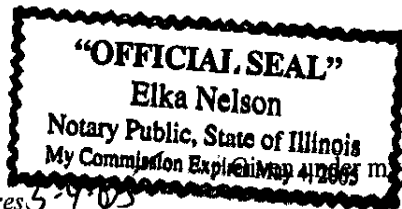


(SEAL) Lawrence Nelson

(SEAL)

(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 Rick Hansen married to Michelle Hansen and Lawrence Nelson married to Elka Nelson, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here)
(My Commission Expires 5-4-05)

Notary Public

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LEGAL DESCRIPTION



For the premises commonly known as 850 W. Margate, Unit 201, Chicago, Illinois 60640



UNITS 201, ~~403 AND 505~~ IN THE MARGATE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THE EAST 40 FEET OF LOT 27 IN BLOCK 1 IN GEORGE K. SPOORS SUBDIVISION OF BLOCK 4 OF CONARROES RESUBDIVISION OF THAT PART OF ARGYLE STREET LYING SOUTH OF THE CENTER LINE OF ARGYLE STREET IN THE SOUTHEAST FRACTIONAL ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THE EAST 20 FEET OF LOT 26 AND THE WEST 20 FEET OF LOT 27 IN BLOCK 1 OF GEORGE K. SPOORS SUBDIVISION OF BLOCK 4 IN CONARROES RESUBDIVISION OF THAT PART OF ARGYLE STREET LYING SOUTH OF THE CENTER LINE OF ARGYLE STREET IN THE SOUTHEAST FRACTIONAL ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOINIUM RECORDED AS DOCUMENT 25129106 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

CITY OF CHICAGO CITY TAX  JAN. 15.02 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000003684	REAL ESTATE TRANSFER TAX 00862.50 FP 102803	COOK COUNTY REAL ESTATE TRANSACTION TAX COUNTY TAX  JAN. 15.02 REVENUE STAMP	# 0000002720	REAL ESTATE TRANSFER TAX 00057.50 FP 326707
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STATE OF ILLINOIS STATE TAX  JAN. 15.02 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000002757	REAL ESTATE TRANSFER TAX 00115.00 FP 102809	
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20069042

This instrument was prepared by: Elka Nelson The Law Offices of Elka Nelson 19 South LaSalle, Suite 602 Chicago, IL 60603	Send subsequent tax bills to: Barclay Bank Barclay Bank & Trust Co. As trustee under trust agreement number 11365 dated May 21, 1996 850 W. Margate, Unit 201 Chicago, Illinois 60640	Recorder-mail recorded document to: Barclay Bank & Trust 4800 N. Harlem Avenue Harwood Heights, IL 60706
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