

UNOFFICIAL COPY

DEED IN TRUST

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2002-01-24 09:21:32
Cook County Recorder 27.50



PREPARED BY AND MAIL TO:
John Magro, P.C.
Attorneys at Law
217 S. Northwest Hwy., Ste. 200
Barrington, Illinois 60010

COOK COUNTY
RECORDER



EUGENE "GENE" MOORE
ROLLING MEADOWS

NAME/ADDRESS OF TAXPAYER
Craig C. Andree
1931 N. Damen Avenue, 1 South
Chicago, Illinois 60647

RECORDER'S STAMP

THE GRANTOR(S) Craig C. Andree, a single person of 1931 N. Damen Avenue, 1 South, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Craig C. Andree of:

1931 N. Damen Avenue, 1 South
Chicago, Illinois 60647

as Trustee, under the terms and provisions of a certain Trust Agreement dated the 15th day of December, 2000, and designated as The Craig C. Andree Declaration of Trust, and to any and all successors as the Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Permanent Index Tax Number (PIN): 14-31-400-018-0000 and 14-31-400-019-0000

Address(es) of Real Estate: 1931 N. Damen Avenue, 1 South, Chicago, Illinois 60647

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) To manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, sale mortgages, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery

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of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under the said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and or all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for exemption of homestead from sale or execution or otherwise.

Dated this 10th day of January, 2002

Craig C. Andree (Seal)
CRAIG C. ANDREE

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 CRAIG C. ANDREE, a single person, personally known to me to be the same person(s) whose name(s) 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 official seal this 10th day of January, 2002

Commission expires 3/28/05

John Magro
NOTARY PUBLIC



Exempt under the provisions of Paragraph E, Section 31-45, Property Tax Code.

Dated: January 10, 2002

Craig C. Andree
Craig C. Andree (Agent/Owner)

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 1S IN THE 1931 N. DAMEN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 29 AND 30 IN BLOCK 39 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 9, 2000 AS DOCUMENT 00608881, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 3, AND STORAGE SPACE S-1S, EACH A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION AFORESAID RECORDED AUGUST 9, 2000 AS DOCUMENT 00608881.

Property Address: 1931 N. Damen Avenue, Chicago, Illinois, Unit 1 South

Tax Parcel Numbers: A part of 14-31-400-018-0000 and 14-31-400-019-0000

Property of Cook County Clerk's Office

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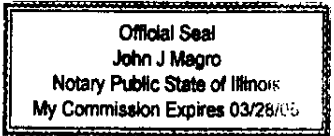
Property of Cook County Clerk's Office

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: January 10, 2002 Signature: Craig C. Ordun
Grantor or Agent

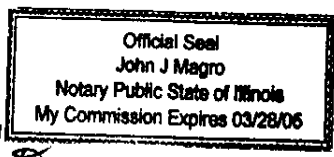
Subscribed and sworn to before me
JOHN MAGRO
this 10th day of January, 2002
Notary Public John Magro



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: January 10, 2002 Signature: Craig C. Ordun
Grantor or Agent

Subscribed and sworn to before me
JOHN MAGRO
this 10th day of January, 2002
Notary Public John Magro



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 offense.

(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.)