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0020524895

3048/0154 70 001 Page 1 of 4

2002-05-08 14:35:54

Cook County Recorder

29.50

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )



0020524895

QUIT CLAIM DEED IN TRUST

THE GRANTOR(S) JAMES & Elizabeth Leahy Husband & wife, of Chicago, Illinois 60637, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUITCLAIMS(S) to Kenneth A. Michaels Jr., not individually, but as Trustee of the **University Fields Condominium Trust No. 1 dated August 24, 2001** ("Grantee"), of 53 West Jackson Boulevard, Suite 1115, Chicago, Illinois 60604, the Real Estate described on the attached Exhibit A (which is made part hereof by this reference) situated in the County of Cook in the State of Illinois,

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, and subject to: (1) real estate taxes not yet due and payable; (2) provisions of the Illinois Condominium Property Act, as amended from time to time; (3) the Declaration of Condominium Ownership and Covenants, Conditions, Easements, and Restrictions for the University Fields Condominiums, as filed with the Cook County Recorder's Office; (4) conditions, covenants, restrictions, and building lines of record; (5) applicable zoning and building laws or ordinances; (6) easements existing or of record; and (7) mortgages of record (without any assumption of any obligation to pay indebtedness underlying such mortgages);

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 is hereby granted to said trustee to subdivide said premises or any part thereof, to abrogate and withdraw any condominium declaration of record and to cause any new condominium declaration or other declaration to be recorded against the property, to convey the property back to the Grantor at some future time when the intents and purposes of the Trust have been satisfied, and to resubdivide or divide said property as desired, 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 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.

In no case shall any party dealing with said trustee in relation to said premises, be obliged to see to the application of any purchase money, rent, 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.

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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.

And the said grantor(s) hereby expressly waive(s) 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.

Permanent Real Estate Index Numbers: 20-14-311-020-0000 (includes other property);  
Commonly known as: U100S. University, Unit 3, Chicago, Illinois 60637.

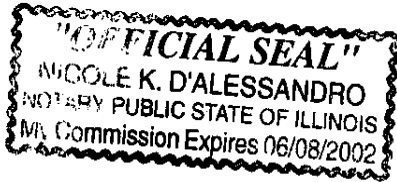
IN WITNESS WHEREOF, said Grantor has caused his or her name to be signed to these presents, this day August 31, 2001.

James P. Leahy

Elizabeth Leahy

I, the undersigned, a notary public in and for Cook County, Illinois, DO HEREBY CERTIFY that James Leahy and Elizabeth Leahy personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person, and severally acknowledged that he or she signed and delivered the said instrument as his or her free and voluntary act, for the uses and purposes therein set forth herein.

Given under my hand and official seal, this day August 31, 2001.



Nicole K. D'Alessandro  
Notary Public

Prepared by and upon recording, send to:

Kenneth A. Michaels Jr., Bauch & Michaels, 53 West Jackson  
Boulevard, Suite 1115, Chicago, Illinois, 60604 (312) 588-5000

EXEMPT FROM TAXATION UNDER THE PROVISION  
OF PARAGRAPH 2 SECTION 11-1 OF THE  
ILLINOIS REAL ESTATE TRANSFER TAX ACT AND  
PARAGRAPH 2 SECTION 11-1 OF THE COOK  
COUNTY TRANSFER TAX ORDINANCE

CSK  
Date

[Signature]  
Buyer, Seller or Representative

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20524895

UNITS NO. 6100-3 IN THE UNIVERSITY FIELDS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOT 1 IN THE SUBDIVISION OF BLOCK 2 IN BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT 2 1/2 ACRES) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010056959, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

TAX NUMBER: 20-14-311-020-0000.

6100-02 S. UNIVERSITY, 1121, 1125-27, 1131-1133 E. 61ST STREET, CHICAGO, IL

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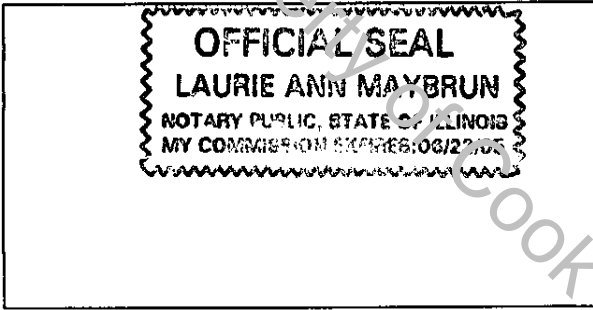
## STATEMENT BY GRANTOR AND GRANTEE 20524895

The Grantor or his agent affirms that, to the best of their 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/entity and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 5-7-02

[Signature]  
Grantor or Agent Signature

Name: \_\_\_\_\_



IMPRESS SEAL HERE

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Signature]  
This \_\_\_\_\_ day of \_\_\_\_\_, 2002:

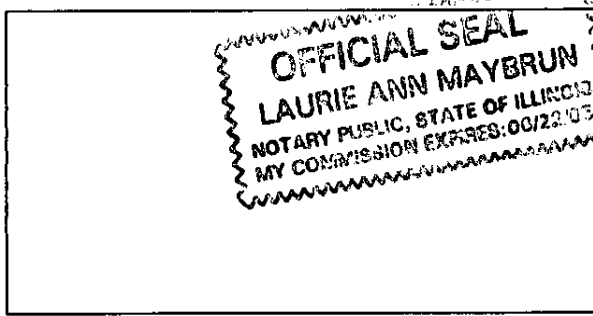
[Signature]  
NOTARY PUBLIC

The Grantee or his agent affirms that, to the best of their 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/entity and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 5-7-02

[Signature]  
Grantee or Agent Signature

Name: \_\_\_\_\_



IMPRESS SEAL HERE

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Signature]  
This \_\_\_\_\_ day of \_\_\_\_\_, 2002:

[Signature]  
NOTARY PUBLIC