

UNOFFICIAL COPY 0021185075

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2002-10-28 10:43:15
Cook County Recorder 30.50

DEED IN TRUST

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0021185075

THE GRANTOR (NAME AND ADDRESS)

Roberta A. Michaletz a single person never married, 3940 West Bryn Mawr Unit 203

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook, and State of Illinois, in consideration of the sum of ten and no/00 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Roberta A. Michaletz as Trustee, under the terms and provisions of a certain Trust Agreement dated the 10 day of OCTOBER 2002 ~~xix~~, and designated as Trust No. The Roberta A. Michaletz* and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

***Trust**

Permanent Index Number (PIN): 13-02-300-008-1003

Address(es) of Real Estate: 3940 West Bryn Mawr, Unit 203, Chicago, IL

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, street, 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 199 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, mortgage, 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 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 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 of 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.

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4. ~~In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.~~

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 the State of Illinois in such case made and provided.

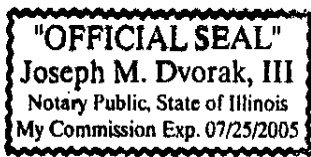
The Grantor ___ hereby waive ___ and release ___ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 10 day of OCTOBER ~~19~~2002

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) Roberta A. Michaletz (SEAL) _____ (SEAL)
Roberta A. Michaletz _____

(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



IMPRESS SEAL HERE

Roberta A. Michaletz personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 OCTOBER ~~19~~2002

Commission expires July 25, 2005 ~~19~~x
Joseph M. Dvorak, III
NOTARY PUBLIC

This instrument was prepared by Joseph M. Dvorak, III, 1 Riverside Road, Riverside, IL 60546
(NAME AND ADDRESS)

Legal Description

Exempt under Real Estate Transfer Tax Law 35 ILCS 200.31-45
sub par. _____ and Cook County Ord. 93-0-27 par. _____

De: _____ Sign: _____

I hereby declare, the deed represents a transaction exempt under the provisions of Paragraph E of the Real Estate Transfer Act.
Dated: OCTOBER 10, 2002 Roberta A. Michaletz
SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { Joseph M. Dvorak, III (Name)
1 Riverside Road, Suite 3C (Address)
Riverside, IL 60546 (City, State and Zip) } Roberta A. Michaletz (Name)
3940 West Bryn Mawr, Unit 203 (Address)
Chicago, IL 60659 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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RIDER

PARCEL 1:

Unit 203 in Conservancy at North Park Condominium III as delineated on a survey of the following described premises:

That part of the east 833 feet of the west 883 feet of the north 583 feet of the south 633 feet of the southwest 1/4 of section 2, township 40 north range 13 east of the third principal meridian, (except that part of the land dedicated for public roadway by document 26700736) described as follows: commencing at the northwest corner of said tract; thence east on the north line of said tract a distance of 415.45 feet, thence south a distance of 20.0 feet to the point of beginning; thence continuing south on the last described line 79.0 feet, thence east 78.0 feet; thence south 10.0 feet; thence east 48.0 feet; thence north 10.0 feet; thence east 78.0 feet; thence north 89.0 feet; thence west 204.0 feet to the point of beginning, in Cook County, Illinois

which survey is attached to Declaration of Condominium recorded as Document 95039646 together with its undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to the use of Parking Space 202 and Storage Space 203 Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 95039646.

PARCEL 3:

Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded January 18, 1995 as Document 95039646 and Grantor reserves to itself, its successors and assigns the rights and easements set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

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.

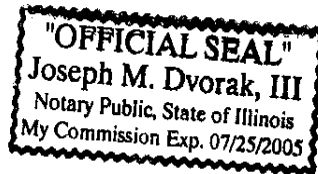
Dated OCTOBER 10, 2002

Signature Roberta A. Michalec
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID ROBERTA A. MICHALETZ
THIS 10 DAY OF OCTOBER
2002

NOTARY PUBLIC

James M. Dvorak



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.

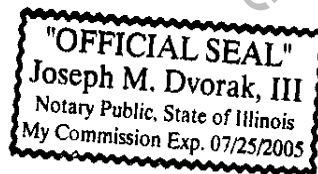
Date OCTOBER 10, 2002

Signature Roberta A. Michalec
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID ROBERTA A. MICHALETZ
THIS 10 DAY OF OCTOBER
2002

NOTARY PUBLIC

James M. Dvorak



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.]