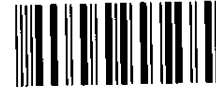


UNOFFICIAL COPY

00289464

2/3/0090 08 001 Page 1 of 3
2000-04-26 10:50:26
Cook County Recorder 25.50

DEED IN TRUST



00289464

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the GRANTOR, Charles R. Grode, of the City of Chicago, County of Cook, State of Illinois, an unmarried man, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Conveys and Quit Claims unto Charles R. Grode, of 1739 N. North Park, Chicago, Illinois, as trustee under the provisions of a Declaration of Trust dated October 22, 1999, and known as the CHARLES ROLAND GRODE LIVING TRUST, the following described real estate situated in the County of Cook and State of Illinois, to-wit:

LOT 33 IN E. WARD'S SUBDIVISION OF BLOCK 44 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 14-33-406-025-0000

Property Address: 1818 North Orleans, Chicago, Illinois

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Declaration of Trust set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said Declaration of Trust, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 or title or interest in or about or easement appurtenant to said real estate 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 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 the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of said declaration of trust and every deed, trust deed, mortgage, lease or other

instrument executed by the 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 Declaration of Trust 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 Declaration of Trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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 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.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

And said GRANTOR hereby expressly waives and releases 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, execution or otherwise.

IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set his hand and seal this 15 day of December, 1999.

Charles R. Grode
Charles R. Grode

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 Charles R. Grode, an unmarried man 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.

Given under my hand and official seal, this 15 day of December, 1999.
(SEAL) *[Signature]*
NOTARY PUBLIC

This instrument was prepared by Lawrence A., Eiben, Esq., 311 S. Wacker Dr., #5125, Chicago, IL 60606-6622

Andrew J. Annes, Esquire
MAIL Schenk, Annes, Brookman & Tepper, Ltd.
TO: 311 South Wacker Drive, Suite 5125
Chicago, IL 60606-6622

SEND SUBSEQUENT TAX BILLS TO:
Charles R. Grode
1739 N. North Park
Chicago, Illinois 60614

OR RECORDER'S OFFICE BOX NO. _____

OFFICIAL SEAL
ANDREW J ANNES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/28/02

EXEMPT UNDER PROVISIONS OF PARAGRAPH e
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW
DATE: December 15, 1999

MEP130001908
LELEM111.109

[Signature]
Signature of Buyer, Seller or Representative

UNOFFICIAL COPY

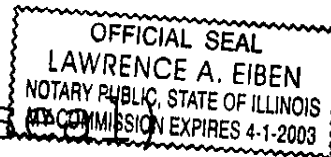
STATEMENT BY GRANTOR AND GRANTEE

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: April 26, 2000 Signature Janet A. Flynn
Grantor or Agent

Subscribed and sworn to before me by the said JANET A. FLYNN, AS AGENT this 26 day of April 192000

Notary Public Lawrence G. Eiben

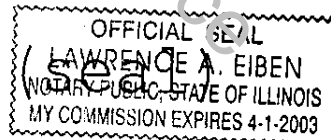


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: April 26, 2000 Signature Janet A. Flynn
Grantee or Agent

Subscribed and sworn to before me by the said JANET A. FLYNN, AS AGENT this 26th day of April 192000

Notary Public Lawrence G. Eiben



NOTE: Any person who knowingly submits a false statement concerning the identify 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.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Case No. 10-00000

IN RE: [Illegible]

10-00000

[Illegible handwritten notes]