

UNOFFICIAL COPY

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2003-01-06 11:34:07
Cook County Recorder 30.50

DEED IN TRUST



0030021751

THIS INDENTURE, WITNESSETH, THAT
THE GRANTORS, Richard H. Brewer and
Mary Ann Schwartz, husband and wife,

of the County of Cook and State
of Illinois, for and in
consideration of the sum of Ten and 00/100
Dollars (\$10.00) in hand paid, and
of other good and valuable considerations, receipt
of which is hereby duly acknowledged, convey and

WARRANT an undivided fifty percent (50%)
interest unto Richard H. Brewer, trustee
under The Richard H. Brewer Trust u/t/a
dated November 12, 2002, and an undivided
fifty percent (50%) interest unto Mary Ann Schwartz, as trustee under The Mary Ann Schwartz
Trust u/t/a dated November 12, 2002,

(Reserved for Recorders Use Only)

the following described real estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 3200 N. Lake Shore Drive, Unit 2405, Chicago, Illinois 60657

Property Index Number 14-21-314-048-1225

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and
purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A
PART HEREOF.

And the said grantors hereby expressly waive and release any and all right or benefit under
and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution
or otherwise.

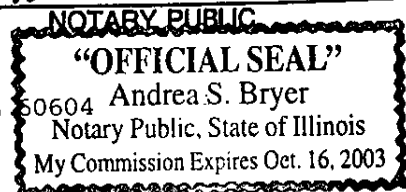
IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and
seals this 18th day of December, 2002

Richard H. Brewer (SEAL) Mary Ann Schwartz (SEAL)
Richard H. Brewer Mary Ann Schwartz
_____(SEAL)_____ (SEAL)

STATE OF ILLINOIS } I, the undersigned, a Notary Public in and for
COUNTY OF COOK } said County, in the State aforesaid, do hereby certify that Richard H. Brewer and
Mary Ann Schwartz, husband and wife, 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 they signed, sealed and delivered of said instrument as a 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 seal this 18th day of December, 2002

Andrea S. Bryer

After recording mail to: Andrea S. Bryer
and Cohon, Raizes & Regal
Prepared By: 208 S. LaSalle St., #1860, Chicago, IL



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.

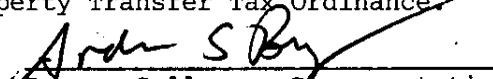
Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; 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.

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 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.

Exempt under the provisions of Paragraph e, Section 200/31-45, Real Estate Transfer Act, and Paragraph E, Section 6, Cook County Real Property Transfer Tax Ordinance.

Dated: December 18, 2002


Buyer, Seller or Representative

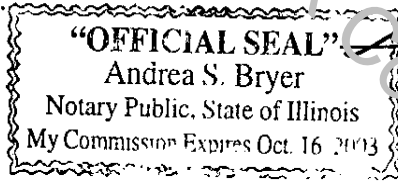
STATEMENT BY GRANTOR AND GRANTEE

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 December 18, 2002

Signature: Richard H. Brewer
Grantor or Agent

Subscribed and sworn to before me by Richard H. Brewer this 18th day of December, 2002
~~Andrea S. Bryer~~



Andrea S. Bryer
Notary Public

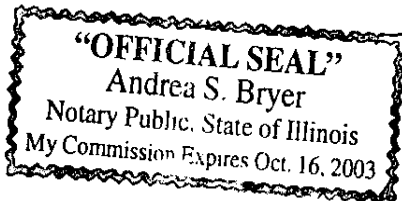
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 18, 2002

Signature: Richard H. Brewer
Grantee or Agent

Subscribed and sworn to before me by Richard H. Brewer this 18th day of December, 2002
~~Andrea S. Bryer~~

Andrea S. Bryer
Notary Public



Legal Description

PARCEL 1: UNIT NUMBER 2405 AS DELINEATED ON SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE: THAT PART OF ORIGINAL LOTS 27 AND 28 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE SOUTH LINE OF MELROSE STREET, 148 FEET 6.5 INCHES WEST OF THE INTERSECTION OF THE SOUTH LINE OF MELROSE STREET AND THE WEST LINE OF SHERIDAN ROAD; THENCE SOUTH 101 FEET 6.5 INCHES ALONG A LINE PARALLEL WITH THE WEST LINE OF LOT 27 IN PINE GROVE AFORESAID AND 1098 FEET 7.5 INCHES EAST OF THE EAST LINE OF EVANSTON AVENUE; THENCE EAST 9 FEET MORE OR LESS TO A POINT 139 FEET 7 INCHES WEST OF AND PARALLEL TO THE WEST LINE OF SHERIDAN ROAD; THENCE SOUTH ON SAID LINE TO A POINT IN THE NORTH LINE OF BELMONT AVENUE (BEING A LINE 33 FEET NORTH OF THE SOUTH LINE OF ORIGINAL LOT 28 IN PINE GROVE) 139 FEET 7 INCHES WEST OF THE WEST LINE OF SHERIDAN ROAD; THENCE EAST ALONG THE NORTH LINE OF BELMONT AVENUE, 139 FEET 7 INCHES TO THE WEST LINE OF SHERIDAN ROAD; THENCE NORTH ALONG THE WEST LINE OF SHERIDAN ROAD, 33 FEET 1 INCH TO SOUTH LINE OF MELROSE STREET; THENCE WEST ALONG THE SOUTH LINE OF MELROSE STREET 148 FEET 6.5 INCHES TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR HARBOR HOUSE CONDOMINIUM ASSOCIATION, MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 20, 1976 AND KNOWN AS TRUST NUMBER 50400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 23481866, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS APPURTENANT TO PARCEL 1 AS CREATED BY A DOCUMENT DATED SEPTEMBER 17, 1951 AND RECORDED SEPTEMBER 26, 1951 AS DOCUMENT 15178910 AND AS AMENDED BY AN AGREEMENT RECORDED JULY 19, 1967 AS DOCUMENT 20201519, FOR INGRESS AND EGRESS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

Property Address: 3200 N. Lake Shore Drive, Unit 2405
Chicago, Illinois 60657

Permanent Index No.: 14-21-314-048-1225