



03262181115

Doc#: 0326218111
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 09/19/2003 03:21 PM Pg: 1 of 5

QUIT CLAIM DEED IN TRUST

THE GRANTOR, Douglas L. Nickless, an unmarried man, 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 in hand paid, CONVEYS AND QUIT CLAIMS to Douglas L. Nickless, not individually, but as Trustee of the Douglas L. Nickless Trust dated July 2, 2002, of 510 West Erie Street, Unit 1901, Chicago, Illinois 60610(hereinafter referred to as "said trustees", regardless of the number of trustees), and unto all and every successor or successors in trust under the trust agreements governing said trusts, 100% of the Grantors' interest in the following described real estate in the County of Cook, State of Illinois, to wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Tax Number: 17-09-500-013-0000 and 17-09-122-006-0000.

Address of Real Estate: 510 West Erie, Unit 1901, Chicago, Illinois 60610.

TO HAVE AND TO HOLD the said premises with the appurtenances upon said trusts and for the uses and purposes herein and in said trust agreements and set forth herein.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said property 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 property 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 trustees; 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, 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 thereof, 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 property or any part thereof; and to deal with said

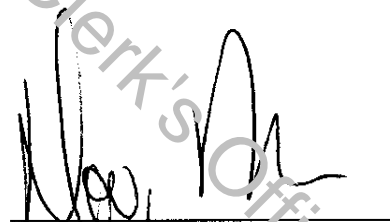
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property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustees in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of said trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said property 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 said trusts created by said trust agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Deed and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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.

And the said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the undersigned aforesaid has hereunto set his hand this 29th day of August, 2003.



Douglas L. Nickless

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State of Illinois)
)SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Douglas L. Nickless, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of August, 2003.

Mary Logalbo
Notary Public
My commission expires: June 17, 2003



This instrument was prepared by and after recording return to:

Send subsequent tax bills to:

Tracy E. Stevenson, Esq.
Chuhak & Tecson, P.C.
30 South Wacker Drive
Suite 2600
Chicago, Illinois 60606

Douglas L. Nickless, as Trustee
510 West Erie Street, Unit 1901
Chicago, Illinois 60610

Exempt under provisions of Paragraph E Section 31-45 Real Estate Transfer Tax Law

8/29/2003
Dated

[Signature]
Signature

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LEGAL DESCRIPTION

Residential Unit 1901 and Parking Unit 2-44 in Erie on the Park Condominium as delineated on the survey attached as Exhibit B to the Declaration of Condominium Ownership for Erie on the Park Condominium made by Smithfield Properties X, L.L.C. which Declaration was recorded on July 12, 2002 with the Recorder of Cook County, Illinois as Document Number 0020765722, together with its undivided percentage interest in the common elements of said condominium in the following described parcel of real estate:

A portion of Lots 6, 7, 8, 9, 10, 11, 12, 20, 21, 22, 23, 24, 25, 26 together with part of the vacated 18 foot alley adjoining said Lots in Block 12 (taken as a tract) in Higgins, Law and Company's Addition to Chicago in the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Note: The North line of said tract is "Due East-West" for the following courses: beginning at a point in the North line of said Lot 8, said point being 41.38 feet West of the Northeast corner of said Lot 7; Thence South 34 degrees 27 minutes 07 seconds East, 73.29 feet to a point in the East line of said Lot 7, said point being 60.44 feet South of the Northeast corner of said Lot 7; Thence South 0 degrees 04 minutes East along said East line of Lot 7, 3.41 feet to a point that is 36 feet North of the Southwest corner of said Lot 6; Thence South 33 degrees 44 minutes East, 43.29 feet to the Southeast corner of Lot 6; Thence South 40 degrees 29 minutes 40 seconds East, 23.67 feet to a point in the North line of said Lot 24, said point being 56.67 feet West of the Northeast corner of said Lot 26; Thence South 34 degrees 27 minutes 07 seconds East 100.34 feet to a point in the East line of said Lot 26, said point being 82.74 feet South of the Northeast corner of said Lot; Thence South 0 degrees 04 minutes East on the East line of said Lot 17.11 feet to the Southeast corner thereof; Thence due West on the South line of said tract, 89.35 feet to a point that is 54.65 feet East of the Southwest corner of said Lot 21; Thence North 34 degrees 23 minutes West 263.79 feet to a point in the North line of said Lot 12, said point being 1.94 feet East of the Northwest

corner of said Lot; Thence due East on the North line of said tract, 100.68 feet to the point of beginning, in Cook County, Illinois.

Also:

All that part of Block 12 in Higgins, Law and Company's Addition to Chicago in the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying Westerly of the following described line; beginning at a point on the North line of Lot 12, which is 1.94 feet East of the Northwest corner thereof and running thence in a Southeasterly direction to a point in the South line of Lot 23, which is 54.65 feet East of the Southwest corner of Lot 21, and East of a line drawn from a point in the South line of Lot 18 which is 6.80 feet East of the Southwest corner thereof and running thence North along a line forming an angle of 90 degrees 02 minutes measured from East to North, to its intersection with the first above described line, taken as a tract (except therefrom that part lying South of a line drawn at an angle of 89 degrees 38 minutes 20 seconds (measured from North to East) with the West line of said tract, through a point therein 143.20 feet North of the Southwest corner of said tract) in Cook County, Illinois.

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STATEMENT BY GRANTOR AND GRANTEE

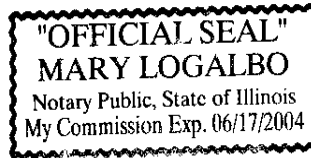
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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.

Date: August 29, 2003

Signature: _____

Douglas L. Nickless

SUBSCRIBED and SWORN to before me this 29th day of August, 2003.



Mary Logalbo
NOTARY PUBLIC

My Commission Expires: June 17, 2004

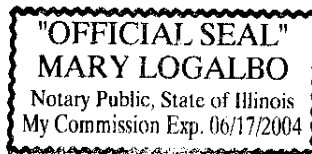
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: August 29, 2003

Signature: _____

Douglas L. Nickless, as Trustee

SUBSCRIBED and SWORN to before me this 29th day of August, 2003.



Mary Logalbo
NOTARY PUBLIC

My Commission Expires: June 17, 2004

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 Act].