

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

THE GRANTORS, Edward Axelrod and Carol Axelrod, husband and wife, 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, CONVEY AND QUIT CLAIM to Carol Axelrod, not individually, but as Trustee of the Carol Axelrod Trust Dated June 20, 1991, as amended and restated, 1122 North Dearborn, Unit 20H, Chicago, Illinois 60610 (hereinafter referred to as

"said trustee"), and unto all and every successor or successors in trust under the trust agreement governing said Trust, 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: 17-04-413-008-0000  
17-04-413-009-0000  
17-04-413-014-0000

Address of Real Estate: 1122 North Dearborn, Unit 20H, Chicago, Illinois 60610.

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

Full power and authority are hereby granted to said trustee 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 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, 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

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0406434167D

Doc#: 0406434167  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 03/04/2004 03:20 PM Pg: 1 of 5

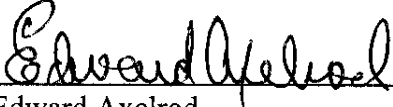
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property or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from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

In no case shall any party dealing with said trustee in relation to said property, or to whom said property 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 property, or be obliged to see that the terms of said 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 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 Trust created by said trust agreement was 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 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.

And the said Grantors hereby expressly waive and release 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 have hereunto set their hands and seals this 20 day of JANUARY, 2007

  
Edward Axelrod

  
Carol Axelrod

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State of Illinois )  
 )SS.  
County of \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward Axelrod and Carol Axelrod, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 20<sup>th</sup> day of Jan, 2004 EA

Victoria L. Platt  
Notary Public  
My commission expires: 7-31-07



This instrument was prepared by and after recording return to:

Send subsequent tax bills to:

Gary J. Stern, Esq.  
CHUHAK & TECSON, P.C.  
30 South Wacker Drive, Suite 2600  
Chicago, Illinois 60606

Carol Axelrod, as Trustee  
1122 N. Dearborn, Unit 20H  
Chicago, Illinois 60601

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

Dated: JAN. 20, 2004

Signature: Carol Axelrod

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NOS. 20H IN 1122 NORTH DEARBORN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF THE NORTH 10.00 FEET OF LOT 18 AND ALL OF LOTS 19, 20 AND 21 IN BLOCK 18 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #99598623; AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONY WHICH IS ATTACHED TO SAID UNIT 20H A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #99598623; AND AMENDED FROM TIME TO TIME.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their knowledge, the names of the grantors 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: 20 JAN, 2004 *ea*

Signature: *Edward Axelrod*  
Edward Axelrod  
*Carol Axelrod*  
Carol Axelrod

SUBSCRIBED and SWORN to before me this 20 day of JANUARY, 2004 *ea*

*Victoria L. Platt*  
Notary Public  
My commission expires: 7-31-07



The grantees or their agent affirm that, to the best of their knowledge, the names of the grantees 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: 20 JAN., 2004 *ea*

Signature: *Carol Axelrod*  
Carol Axelrod, as trustee

SUBSCRIBED and SWORN to before me this 20 day of JANUARY, 2004 *ea*

*Victoria L. Platt*  
Notary Public  
My commission expires: 7-31-07



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.]