

DEED IN TRUST

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Doc#: 0414639159
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 05/25/2004 02:29 PM Pg: 1 of 4

THE GRANTOR (NAME AND ADDRESS)

JOYCE C. PUGH, divorced and not since remarried

3115 S. Michigan Avenue
Unit 406

(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/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to JOYCE C. PUGH as Trustee, under the terms and provisions of a certain Trust Agreement dated the 6TH day of APRIL, 2004, and designated as Trust No. JOYCE C. PUGH*, 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.) *DECLARATION OF TRUST

Permanent Index Number (PIN): 17-34-102-051-1027

Address(es) of Real Estate: 3115 S. Michigan Avenue, Unit 406, Chicago, Il.
60616

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 compiled 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 of PRESTON PUGH and DIANNE DALTON

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 waives and releases 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.

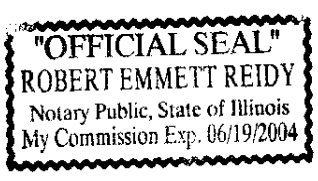
DATED this 27th day of APRIL 2004

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Joyce C. Pugh (SEAL) _____ (SEAL)

JOYCE C. PUGH _____ (SEAL) _____ (SEAL)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for



IMPRESS SEAL HERE

said County, in the State aforesaid, DO HEREBY CERTIFY that JOYCE C. PUGH, divorced & not since remarried 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 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 27th day of April 2004

Commission expires June 19, 2004

This instrument was prepared by ROBERT E. REIDY, 7667 West 95th St. Suite 202 Hickory Hills, Illinois 60457

Legal Description
I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by Paragraph (s) of Section 200.1-2B6 of said ordinance.

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Exempt under provisions of Paragraph e, Section 4 Real Estate Transfer Tax Act.

4/27/2004 Robert E Reidy
Date Buyer, Seller or Representative

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: {

ROBERT E. REIDY (Name)

7667 West 95th Street #202 (Address)

Hickory Hills, IL. 60457 (City, State and Zip)

JOYCE C. PUGH (Name)

3115 S. Michigan Ave. Unit 406 (Address)

Chicago, Illinois 60616-3787 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A

Parcel 1: Unit No. 406 in the Michigan Indiana Condominium (as hereinafter described), together with its undivided percentage interest in the common elements, which unit and common elements are comprised of:

(a) The leasehold estate created by the Ground Lease for Michigan Place dated December 7, 1999 between Illinois Institute of Technology, an Illinois not-for-profit corporation, as Lessor, and Michigan Place LLC, as Lessee, recorded by the Cook County Recorder of Deeds on February 29, 2000 as document no. 00-147967 including all amendments and exhibits thereto (the "Ground Lease") which Ground Lease demises the land hereinafter described for a term of years ending December 31, 2098 (except the buildings and improvements located on the land); and

(b) Ownership of the buildings and improvement located on the following described land:

Certain parts of Block 1 in Charles Walker's Subdivision of that part North of the South 60 acres of the West 1/2 of the Northwest 1/4 of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey which is attached as Exhibit "B" to the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By Laws for Michigan Indiana Condominium dated February 23, 2001 and recorded by the Cook County Recorder of Deeds on March 15, 2001 as document 001-0205852, as the same may have been amended from time to time (as so amended, "the Declaration"), all in Cook County, Illinois

Parcel 2: the exclusive right to the use of P-6 and L.C.E.-70, limited common elements as delineated on the survey attached to the Declaration aforesaid.

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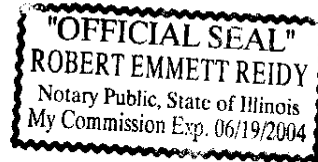
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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, 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 27, 2004 Signature: Joyce C. Pugh

Subscribed and sworn to before

me by the said Joyce C. Pugh
this 27th day of April, 2004.



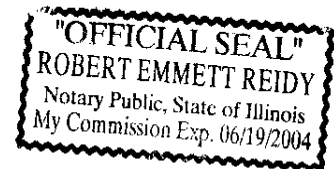
Notary Public Robert E. Reidy

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 April 27, 2004 Signature: Joyce C. Pugh
Trustee

Subscribed and sworn to before

me by the said Joyce C. Pugh AS Trustee
this 27th day of April, 2004.



Notary Public Robert E. Reidy

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 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)