

**TRUSTEE'S DEED
ILLINOIS**



Doc#: **0417439053**
Eugene "Gene" Moore Fee: \$46.50
Cook County Recorder of Deeds
Date: 06/22/2004 01:08 PM Pg: 1 of 12

Return Recorded Instrument to:
Kelli Chase Plotz
Katten Muchin Zavis Rosenman
525 West Monroe Street, Suite 1600
Chicago, IL 60611-1693

(The Above Space for Recorder's Use Only)

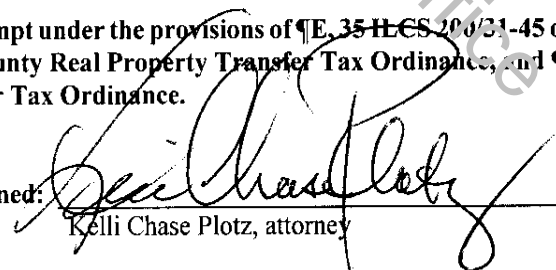
THIS INDENTURE, made this 8th day of June, 2004, between Leslie Eric Harold Miller, not individually, but as Trustee of the Richard Dochstader Self Declaration of Trust dated the 24th day of June, 1996, as amended, **Grantor**, and **Leslie H. Miller, also known as Leslie Eric Harold Miller**, whose address is 336 West Wellington, Unit 2601, Chicago, Illinois 60657, **Grantee**.

WITNESSETH, that Grantor, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby **CONVEYS** and **WARRANTS** unto the Grantee, in fee simple, the following described real estate in the County of Cook, in the State of Illinois, to wit:

UNIT 2601 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 336 WELLINGTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22640043, IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I hereby declare this Deed represents a transaction exempt under the provisions of ¶E, 35 ILCS 200/31-45 of the Real Estate Transfer Tax Law, ¶E, §6 of the Cook County Real Property Transfer Tax Ordinance, and ¶E of Chap. 3-33-060 of the Chicago Real Property Transfer Tax Ordinance.

Dated: 06-08-04

Signed: 
Kelli Chase Plotz, attorney

Permanent Real Estate Index Numbers: 14-28-202-018-1022
Address of Real Estate: 336 West Wellington, Unit 2601, Chicago, IL 60657

And the 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 on execution or otherwise.

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 8th day of June, 2004.



Leslie Eric Harold Miller, Trustee of Richard Dochstader Self Declaration of Trust U/A/D 6/24/96

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 **Leslie Eric Harold Miller**, as Trustee of the Richard Dochstader Self Declaration of Trust U/A/D 6/24/96, 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 as such trustee, for the use and purpose therein set forth.

Given under my hand and seal this 8th day of June, 2004.

Commission expires: 05/16/08


NOTARY PUBLIC



This instrument prepared by: Kelli Chase Plotz, Katten Muchin Zavis Rosenman, 525 West Monroe Street, Suite 1600, Chicago, IL 60661-3693

SEND SUBSEQUENT TAX BILLS TO:

Leslie Eric Harold Miller
336 West Wellington, Unit 2601
Chicago, Illinois 60657

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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, 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: June 8, 2004

By: *Kelli Chase Plotz*
Kelli Chase Plotz, Agent
Katten Muchin Zavis Rosenman
525 W. Monroe Street, Suite 1600
Chicago, IL 60661-3693

Subscribed and sworn to before me by the said Kelli Chase Plotz, this 8th day of June, 2004.

Notary Public *Teresa Perucca*



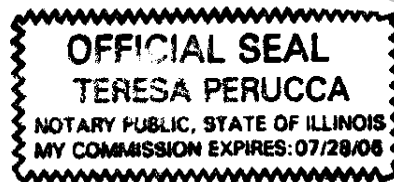
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: June 8, 2004

By: *Kelli Chase Plotz*
Kelli Chase Plotz, Agent
Katten Muchin Zavis Rosenman
525 W. Monroe Street, Suite 1600
Chicago, IL 60661-3693

Subscribed and sworn to before me by the said Kelli Chase Plotz, this 8th day of June, 2004.

Notary Public *Teresa Perucca*



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 Section 4 of the Illinois Real Estate Transfer Tax Act]

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KMZ Rosenman
KATTEN MUCHIN ZAVIS ROSENMAN

525 West Monroe Street, Suite 1600
Chicago, Illinois 60661-3693
312.902.5200 office 312.902.1061 fax

CERTIFICATION

The undersigned, on behalf of **KATTEN MUCHIN ZAVIS ROSENMAN**, hereby certifies that the following constitutes a true and correct copy of certain provisions (page 1-Title page, Article V-Trustee Powers, Article VI-Initial and Successor Trustee & signature pages) contained in the original Trust Agreement in our possession establishing the Richard Dochstader Self Declaration of Trust under Agreement dated June 24, 1996, by and between Richard Dochstader, as Grantor, and Richard Dochstader, as Trustee, under which Leslie Eric Harold Miller is currently serving as sole Trustee pursuant to the attached Designation and Acceptance of Trusteeship (dated November 5, 2003) of Richard Dochstader Self Declaration of Trust.

KATTEN MUCHIN ZAVIS ROSENMAN

Dated: June 8, 2004

By: Teresa Perucca Sheridan
Teresa Perucca Sheridan, Paralegal

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KMZ Rosenman
 KATTEN MUCHIN ZAVIS ROSENMAN

525 West Monroe Street • Suite 1600
 Chicago, IL 60661-3693

Designation and Acceptance of Trusteeship
of
Richard Dochstader Self Declaration of Trust U/A/D 6/24/96

WHEREAS, Richard Dochstader, as Grantor and as Trustee, did make and execute on June 24, 1996, a certain Declaration of Trust establishing the Richard Dochstader Self Declaration of Trust, which was amended pursuant to an Amendment dated December 5, 2002 (the "Declaration of Trust"); and

WHEREAS, Richard Dochstader, the Grantor and Trustee, died on September 5, 2003, causing a vacancy in the trusteeship; and

WHEREAS, pursuant to the provisions of subparagraph 1(b) of Article VI of the Declaration of Trust, in the event of the death, resignation, failure or inability of the Grantor to act as Trustee of any separate trust, then Leslie Eric Harold Miller shall become successor Trustee of such separate trust; and

WHEREAS, Leslie Eric Harold Miller is willing to serve as successor Trustee of the Declaration of Trust; and

NOW, THEREFORE, Leslie Eric Harold Miller does hereby take the following action:

1. The foregoing recitals are hereby expressly incorporated herein and made a part hereof.
2. Leslie Eric Harold Miller does hereby expressly accept, enter upon and undertake his appointment to serve as successor Trustee of the Declaration of Trust.
3. This document may be executed in separate counterparts, each of which when executed and delivered shall be deemed an original but each of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, Leslie Eric Harold Miller has hereunto set his hand, all this

5th day of November, 2003.



 Leslie Eric Harold Miller, Successor Trustee

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RICHARD DOCHSTADER

SELF DECLARATION OF TRUST

I, RICHARD DOCHSTADER of 1450 Green Trails Drive, Naperville, Illinois 60540, a single man, never married, declare myself Trustee of the property described in the attached Schedule A. That and any other property that may be received by the Trustee or Successor Trustees whether from me or from others shall be held and disposed of upon the following terms of trust:

ARTICLE I

I retain the power, by signed instrument (other than a Will) delivered to the Trustee during my life, to revoke this agreement in whole or in part, and to amend it from time to time in any respect, except that if Successor Trustees are serving their duties and compensation shall not be materially changed by anyone holding a durable power of attorney from me, without their written approval. Any and all other changes may be exercised by one holding a durable power of appointment granted by me, but may not be exercised by any person acting solely as a court-appointed legal representative of me.

ARTICLE II

During my life, the Trustee shall pay all the net income of the trust to me or as I otherwise direct in writing, and the Trustee shall pay any part of the principal of the trust as I direct in writing. During any period in which I am incapable of managing my own affairs, to be determined by a written diagnosis by two licensed physicians who have examined me, the Trustee or Successor Trustee may, in said Trustee's discretion, pay to me, or use for my benefit, so much or all of the income and principal of the trust as the Trustee determines to be required or desirable for my support, welfare and best interests. Said Trustees may also continue any gifting program that I may have started. Any excess income not distributed either to me or as part of a gift, shall be added to principal.

ARTICLE III

After my death, if there are no other funds available to my estate, the Trustee shall pay, without apportionment or proration: my funeral expenses; legally enforceable claims against me or my estate; reasonable expenses of

Richard Dochstader

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ARTICLE V

1. (a) No Trustee shall be required to give any bond as Trustee; to qualify before, be appointed by, or, in the absence of breach of trust, to account to any court; or to obtain the order of approval of any court in the exercise of any power or discretion.

(b) No person paying money or delivering any property to any Trustee need see to its application.

(c) Any Trustee or professional retained by said Trustee to provide services for said trust, shall be entitled to reasonable compensation for services in administering and distributing the trust property, and to reimbursement for expenses. Any individual Trustee shall be reimbursed at a mutually agreeable rate for all time they spend administering this trust and shall be reimbursed for all reasonable and necessary expenses they incur in administering this estate. Any professional Trustee that serves shall be paid according to any trust schedule of fees applicable during the time that it serves as Trustee.

*SSA
W.C.*

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(d) The Trustee may rely upon any notice, certificate, affidavit, letter, telegram, facsimile or other paper document believed by it to be genuine, or upon any evidence deemed by it to be sufficient, in making any payment or distribution. The Trustee shall incur no liability for any payment or distribution made in good faith unless the Trustee has received actual notice or knowledge of a changed condition or statute affecting any person's interest in the trust.

(e) Whenever the context requires or permits, the gender and number of words shall be interchangeable.

2. The Trustee shall have the following powers, and any others that may be granted by law, with respect to each trust, to be exercised as the Trustee, in the Trustee's discretion, determines to be in the best interests of the beneficiaries:

(a) To retain any property or undivided interests in property received from any source, including residential property, regardless of any lack of diversification;

(b) To invest and reinvest the trust estate in bonds, notes, stocks of any corporations regardless of class, real estate or any interest in real estate, interests in trusts, or in any other property or undivided interests in property, wherever located, without being limited by any statute or rule of law concerning investments by Trustees;

(c) To sell any trust property for cash or on credit, at public or private sales; to exchange any trust property for other property; to grant options to purchase or acquire any trust property; and to determine the prices and terms of sales, exchanges and options;

(d) To operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate;

(e) To borrow money for any purpose, either from the banking department of the Trustee or from others, and to mortgage or pledge any trust property;

(f) To employ attorneys, auditors, depositories and agents, with or without discretionary powers; to exercise in person or by proxy all voting and other rights with respect to stocks or other securities; and to keep any property in bearer form or in the name of a Trustee, a nominee of the

Richard Dochow

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Trustee, or a nominee of the depository used by the Trustee, with or without disclosure of any fiduciary relationship;

(g) To determine in an equitable manner, with due regard to the respective interests of any income beneficiary and any remainderman, the allocation or apportionment of all receipts and disbursements between income and principal; the Trustee shall not set aside reserves for depreciation unless the Trustee determines it to be necessary for the preservation of tangible property, major repairs or replacement of property;

(h) To take any action with respect to conserving or realizing upon the value of any trust property with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability;

(i) To receive additional property from any source and add it to the trust estate;

(j) To enter into any transaction authorized by this Article with Trustees, Executors or Administrators of any trust or estate in which any beneficiary has an interest even though any such Trustee or representative is also Trustee under this instrument; and in any such transaction to purchase property, or make loans on notes secured by property, even though similar or identical property constitutes all or a large proportion of the balance of the trust estate, and to retain any such property or note with the same freedom as if it had been an original part of the trust estate;

(k) To make any distribution or division of the trust property in cash or in kind, or both, and to continue to exercise any powers and discretion for a period after the termination of the trust, but only for so long as no rule of law relating to perpetuities would be violated;

(l) To allocate different kinds of disproportionate shares of property among the beneficiaries or trusts, and to determine the value of any such property; and to make joint investments of funds in the trusts, and to hold the several trusts as a common fund dividing the net income among the beneficiaries of the several trusts proportionately;

(m) To transfer the assets of any other situs and to appoint as a special individual or corporation authorized under the laws of the United States or of any state to

Richard Dochstader

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administer trusts and to remove any special Trustees and reappoint itself;

(n) To collect in any manner the net proceeds of any employee benefit plan, individual retirement account, deferred compensation plan or life insurance policy; payment to and the receipt of the Trustee shall be a full discharge of the liability of any payor which need not take notice of this instrument or see to the application of any payment; the Trustee need not engage in litigation to enforce payment without indemnification satisfactory to it for any resulting expense.

ARTICLE VI

1. (a) I, as original Trustee, or any Successor Trustee may resign as Trustee by giving, or having my agent holding a durable power of property give, written notice specifying the effective date of the resignation to the successor Trustee. Any other Trustee may resign by giving written notice, specifying the effective date of the resignation, to the beneficiaries to whom the Trustee is to or may distribute the income at the time of giving notice.

(b) If I die, resign or am unable to act as Trustee, LESLIE ERIC HAROLD MILLER shall serve as Successor Trustees. If he is unwilling or unable to serve, it is my desire that STEVEN GIARDINO serve in his stead; if neither of these parties is able or willing to serve, I appoint LASALLE TRUST, NA, 135 South LaSalle, Chicago, Illinois as successor Trustee. Any such Successor Trustee having the same power and authority that I have as the original Trustee.

(c) Any Individual Trustee, may perform any act that is allowed by the state statute regarding actions that may be taken by a Trustee. Any Corporate Trustee may perform for the Trustee all acts necessary for the acquisition of personal property and money, including endorsement of checks, receipts, stock certificates and other instruments, and no person need inquire as to the propriety of any such act.

(d) Any person dealing in good faith with the Trustee may rely without inquiry upon its certification with respect to any delegation.

(e) If, at any time, any trust property is situated in a jurisdiction in which any Trustee is unable or unwilling to act, any Trustee able and willing to act or, if none, such individual (who may be an employee of the Corporate Trustee) or corporation as may be appointed in an instrument signed by a vice president of Trustee shall act as Trustee with respect to that property that is given to

Richard Dochstader

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the Trustees. The net income from that property and any net proceeds of its sale shall be paid over to the principal Trustee.

2. (a) The approval of the accounts of any Trustee, in an instrument signed by a majority in number of the beneficiaries to whom the Trustee is to or may distribute the income at the time of approval, shall be a complete release and discharge of such Trustee with respect to the administration of the trust property for the period covered by such accounts, binding upon all persons.

(b) No Successor Trustee shall be personally liable for any act or omission of any predecessor Trustee. Any Successor Trustee shall accept without examination or review the accounts rendered and the property delivered by or for a predecessor Trustee without incurring any liability or responsibility. Any Successor Trustee shall have all the title, powers and discretion of the Trustee without the necessity of any conveyance or transfer.

ARTICLE VII

No compensating adjustments between principal and income, not with respect to any bequest, devise or trust shall be made even though the exercise of elections, either under the tax laws or under settlement options available for any employee benefit plan or individual retirement account, may affect the interests of the beneficiaries. This action of the Trustee shall be binding on all persons.

This instrument is signed this 24 day of June, 1996.

Richard Dochstader
Grantor and Trustee

We, the undersigned, state that the aforesaid RICHARD DOCHSTADER signed the foregoing in our presence on the date above stated and asked that we witnessed his signature in his presence and the presence of each other, after stating that the foregoing was executed by him as his free and independent act with full knowledge of the portent of said document. At the time RICHARD DOCHSTADER signed this document and we witnessed his signature in his presence and the presence of each other, we believed said RICHARD DOCHSTADER to be of sound mind, acting under no duress, and fully aware of his assets and those who would, by statute, be the natural takers of his estate and bounty.

Richard Dochstader

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[Handwritten signature]

Claire Carr

State of Illinois
County of Cook

I, the undersigned, a Notary Public, in and for the State and County aforesaid, do hereby certify that RICHARD DOCHSTADER, CLAIRE E. CARR and JOHN S. MAJER all 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.

Given under my hand and official seal this 24th day of June, 1996.

Sara E Sumner
Notary Public



Richard Dochstader

Property of Cook County Clerk's Office