



RETURN TO:

Kristen M. Pinter
Roberts, Simon & Even, Ltd.
1620 Colonial Parkway
Inverness, Illinois 60067

Doc#: 0427249120
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/28/2004 01:20 PM Pg: 1 of 4

SEND SUBSEQUENT TAX BILLS TO:

Ruth J. Piper
3940 W. Bryn Mawr, Unit 306
Chicago, Illinois 60659

RECORDER'S USE ONLY

THE GRANTOR, RUTH J. PIPER, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS, and to the extent of any coverage under existing title insurance policies CONVEYS and WARRANTS, unto RUTH J. PIPER, of 3940 W. Bryn Mawr, Unit 306, Chicago, Illinois 60659, as Trustee under a Declaration of Trust dated the 11th day of August, 2004, and known as the RUTH J. PIPER TRUST, in Trust, the following described real estate situated in the County of Cook, State of Illinois, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

See attached Exhibit A

Permanent Index Number: 13-02-300-002-8001, - 8002

Grantee and Property Address: 3940 W. Bryn Mawr, Unit 306, Chicago, Illinois 60659

SUBJECT to any existing liens, general real estate taxes and any easements, covenants, conditions, and restrictions of record, building lines and easements.

FURTHER SUBJECT to the express conditions subsequent that (1) any successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, (2) any person dealing with any successor Trustee may, without liability and without inquiring into the terms of the Declaration of Trust described above, rely upon the written certification of the successor Trustee that the successor Trustee has become successor Trustee, and (3) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the Declaration of Trust or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage or lease said premises or otherwise act as stated in the written certification.

UNOFFICIAL COPY

The Trustee (which term shall refer to the Trustee originally named or to any successor Trustee), subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in said Declaration of Trust.

The grantor hereby 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 or real estate from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 11th day of August, 2004.



Ruth J. Piper (SEAL)

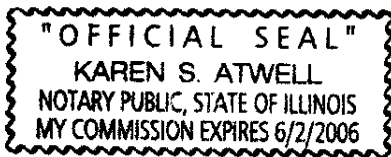
STATE OF ILLINOIS


) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that RUTH J. PIPER, divorced and 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 11th day of August, 2004.

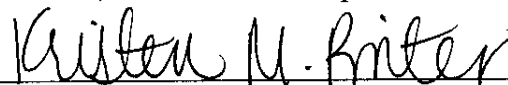




Notary Public

NO TAXABLE CONSIDERATION

This Deed is exempt under provisions of Ch. 35, Section 200/31-45, paragraph (e), "Real Estate Transfer Tax Act", of the Illinois Compiled Statutes.



Date: August 11, 2004

This instrument was prepared by Kristen M. Pinter, Roberts, Simon & Even, Ltd., 1620 Colonial Parkway, Inverness, Illinois 60067.

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LEGAL DESCRIPTION:

PARCEL 1:

Unit 306 in Conservancy at North Park Condominium III as delineated on a survey of the following described premises:

That part of the east 833 feet of the west 883 feet of the north 583 feet of the south 633 feet of the southwest 1/4 of section 2, township 40 north range 13 east of the third principal meridian (except that part of the land dedicated for public roadway by document 26700736) described as follows: commencing at the northwest corner of said tract; thence east on the north line of said tract a distance of 415.45 feet, thence south a distance of 20.0 feet to the point of beginning; thence continuing south on the last described line 89.0 feet, thence east 78.00 feet; thence south 10.0 feet; thence east 48.0 feet; thence north 10.0 feet; thence east 78.0 feet; thence north 89.0 feet; thence west 204.0 feet to the point of beginning, in Cook County, Illinois

which survey is attached to Declaration of Condominium recorded as Document 95039646 together with its undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to the use of Parking Space 306 and Storage Space 306 Limited Common Elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 95039646.

PARCEL 3:

The rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as Document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded January 18, 1995 as Document 95039646, subject to the rights and easements reserved to North Park Development Corporation, its successors and assigns as set forth in said Master Declaration and Declaration of Condominium for the benefit of the property described therein.

Permanent Index Number: 13-02-300-002-8001, - 8002

Property Address: 3940 W. Bryn Mawr, Unit 306, Chicago, Illinois 60659

Exhibit A

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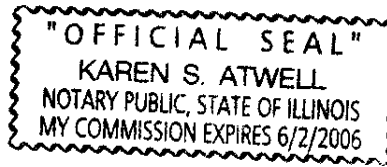
STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her 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.

Kristen M. Pinter
Grantor or Agent

Subscribed and sworn to before me
by said Agent this 11th day of
August, 2004.

Karen S. Atwell
Notary Public

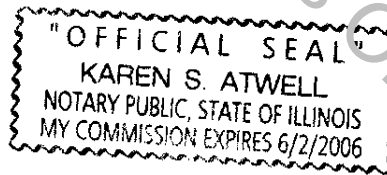


The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Kristen M. Pinter
Grantee or Agent

Subscribed and sworn to before me
by said Agent this 11th day of
August, 2004.

Karen S. Atwell
Notary Public



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 the provisions of Section 200/31-45 of the Illinois Real Estate Transfer Tax Act.)