

UNOFFICIAL COPY

WHEN RECORDED RETURN TO:

**Lisa M. Waggoner, Esq.
The Waggoner Law Firm, P.C.
Four North Walkup Avenue
Crystal Lake, Illinois 60014**



Doc#: 0429239000
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 10/18/2004 08:53 AM Pg: 1 of 5



Property of Cook County Clerk's Office

DEED IN TRUST

THE GRANTOR, **Philip D. Ryan**, an unmarried person of the City of Chicago, County of Cook, State of Illinois, in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, convey and quit claim to **Philip D. Ryan**, as Trustee under the **Philip D. Trust** dated June 21, 2004, and all and every successor or successors in trust under the trust agreement, the following described real estate in the County of Cook and State of Illinois:

Unit 15-B together with its undivided percentage interest in the common elements in 3150 North Lake Shore Drive Condominium as delineated and defined in the Declaration recorded as Document Number 22844948, in the West ½ of the Northeast Fractional 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 3150 North Lake Shore Drive, Chicago, Illinois, 60656

P.I.N. #: 14-28-200-004

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

SY
PS
M
Balf
[Handwritten initials]

UNOFFICIAL COPY

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to subdivide 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 premises 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, in possession or reversion, by leases to commence in praesenti or in futuro, and upon terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, 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 of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; 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 an easement appurtenant to said premises 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.

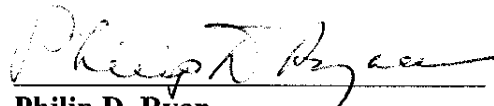
UNOFFICIAL COPY

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises 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 premises, or be obliged to see that the terms of this 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 real estate 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 the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

UNOFFICIAL COPY

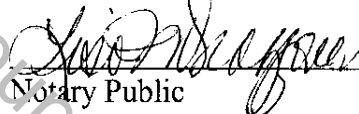
The grantor has set his hand and seal on July 29, 2004.


Philip D. Ryan

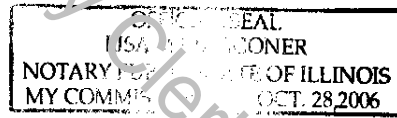
STATE OF ILLINOIS)
) ss.
COUNTY OF McHenry)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Philip D. Ryan, an unmarried person**, 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 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 29th day of July, 2004.


Notary Public

My commission expires:




This instrument was prepared by:
Lisa M. Waggoner, Esq.
The Waggoner Law Firm, P.C.
Four North Walkup Ave.
Crystal Lake, Illinois 60014
(815) 477-0830

Grantee's address and send subsequent tax bills to: Philip D. Ryan
3150 N. Lake Shore Drive-Unit 15B
Chicago, IL 60656

This transfer is exempt under the provisions of paragraph e of Section 4 of the Real Estate Transfer Act.

Date: July 29, 2004


Grantor or Agent

UNOFFICIAL COPY

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 Sept. 2, 2004

Signature [Handwritten Signature]
Grantor or Agent & agent

Subscribed and sworn to before me by the said Grantor this 2nd day of September, 2004

Notary Public Kelly A. Fraulini



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.

Dated Sept 2, 2004

Signature [Handwritten Signature]
Grantee or Agent agent

Subscribed and sworn to before me by the said Grantee this 2nd day of September, 2004

Notary Public Kelly A. Fraulini



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 4 of the Illinois Real Estate Transfer Tax Act.)