



04322031450

DEED IN TRUST (ILLINOIS)

Doc#: 0432203145
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 11/17/2004 03:29 PM Pg: 1 of 5

Prepared by and after
recording mail to:

Todd M. Van Baren
Hoogendoorn & Talbot LLP
122 S. Michigan Ave., Suite 1220
Chicago, Illinois 60603

THE GRANTOR,

Todd M. Van Baren, married to Beth A.
Van Baren,

of the City of Chicago, in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to

Beth A. Van Baren, Trustee of the Beth A. Van Baren Trust, Dated October 22, 2004, and unto all and every successor or successors in trust under said trust agreement, of 195 North Harbor Drive, #4604, Chicago, Illinois 60601,

in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See **Exhibit A** attached hereto and made a part hereof

To have and to hold said Real Estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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 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 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 the present or in the future, and upon any 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 or 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; and the grantors hereby expressly waive and release 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.

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

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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.

Subject to: general real estate taxes not yet due or payable; and covenants, conditions and restrictions of record.

DATED this 1st day of NOVEMBER, 2004.

Todd M. Van Baren
Todd M. Van Baren

Beth A. Van Baren
Beth A. Van Baren*

*Joins in the execution of this deed for the sole purpose of waiving and releasing rights of homestead hereunder

This instrument is EXEMPT from transfer taxes pursuant to the Real Estate Transfer Tax Act, 35 ILCS 200- 31/45(e).

Buyer, Seller or Representative

11/1/04
Dated

State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Todd M. Van Baren and Beth A. Van Baren, 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 waiver and release of the right of homestead.

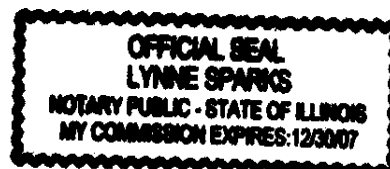
Given under my hand and official seal, this 1st day of Nov., 2004.

Commission expires 12/30/07

Lynne Sparks
Notary Public

Send Subsequent Tax Bills To:

Mr. and Mrs. Todd M. Van Baren
195 North Harbor Drive, #4604
Chicago, IL 60601



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EXHIBIT A

Legal Description:

Parcel 1: Unit 4604 in the Parkshore Condominium as delineated and defined on the plat of survey of the following described parcel of real estate; that part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the Southwest fractional quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, bounded and described as follows:

Commencing at the Northeast corner of Parcel "A" as located and defined in the plat of "Lake Front Plaza" Subdivision (being a subdivision recorded in the Recorder's Office of Cook County, Illinois on April 30, 1962 as Document No. 18461961) and running thence North along a Northward extension of the East line of said Parcel "A" (said Northward extension being also the West line of a strip of land, 66.00 feet wide, dedicated and conveyed to the City of Chicago for public utilities by plat of dedication recorded in said Recorder's Office on March 14, 1979 as Document No. 24879730) a distance of 176.195 feet; thence East along a line perpendicular to the last described course a distance of 235.083 feet to the point of beginning at the Northwest corner of the hereinafter described parcel of land; thence continuing along the last described perpendicular line a distance of 189.959 feet to an intersection with the Westerly line of North Lake Shore Drive, as said North Lake Shore Drive was dedicated by an instrument recorded in the Recorder's Office on March 14, 1979 as Document No. 24879733; thence Southwardly along said West line of North Lake Shore Drive, a distance of 146.790 feet; thence continuing Southwardly along said West line of North Lake Shore Drive, said West line being here and arc of a circle, concave Westerly and having a radius of 2854.789 feet, an arc distance of 85.093 feet to the Northeast corner of Block 2 of Harbor Point Unit 1, a subdivision recorded in said Recorder's Office on December 13, 1974 as Document No. 22935649; thence West along the North line of said Block 2, a distance of 169.878 feet to an intersection with a line which is 235.083 feet East of and parallel with the Northward extension of the East line of Parcel "A" in "Lake Front Plaza" Subdivision afore said; thence North along the last described parallel line (said parallel line being perpendicular to said North line of Block 2 in Harbor Point Unit Number 1) a distance of 231.00 feet to the point of beginning, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium recorded June 27, 1995 as Document No. 95414356, and as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2: Perpetual non-exclusive easement for the benefit of Parcel 1 as created by amended and restated grant of easements dated August 29, 1989 and recorded September 1, 1989 as Document No. 89410952 by and among American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated November 1, 1985 and known as Trust No. 65812, American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 28, 1979 and known as Trust No. 46968 and American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated December 1, 1982 and known as Trust No. 56373 solely for vehicular access and pedestrian access over existing ramps and adjacent areas and any replacements of those existing ramps and over such portions of existing driveway as further delineated on Exhibit C of said document creating said easement.

Parcel 3: A perpetual non-exclusive easement for the benefit of Parcel 1 solely for utility purposes, vehicular access and pedestrian access incidental to the use of Parcel 1 pursuant to the terms, conditions and reservations contained in the amended and restated grant of easements dated August 29, 1989 and recorded on September 1, 1989 as Document No. 89410952 over and upon the following described property:

That part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, said addition being the whole of the Southwest fractional quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which part of said lands being a parcel comprised of the land, property and space lying below and extending downward from a horizontal plane having an elevation of 20.00 feet above Chicago City Datum and lying within the boundaries, projected vertically, upward and downward from the surface of the earth of said Parcel which is bounded and described as follows:

Commencing at the Northeast corner of Parcel "A" in the plat of "Lake Front Plaza" Subdivision (being a subdivision recorded in the Recorder's Office of Cook County, Illinois, on the 30th day of April 1962, in Book 615 of Plats of Pages 4 to 9, inclusive, as Document No. 18461961), and running thence North along the Northward extension of the East line of Parcel "A", (said Northward extension being also the West line of a strip of land, 66.00 feet wide, dedicated and conveyed to the City of Chicago for public utilities by Plat of Dedication recorded in said Recorder's Office on the 14th day of March, 1979 as Document No. 24879730), a distance of 176.195 feet; thence Eastwardly along a line perpendicular to the last described line, a distance of 66.00 feet to the point of beginning of said parcel of land; thence Northwardly along a line which is 66.00 feet East of and parallel with said Northward extension of the East line of Parcel "A", a distance 30.00 feet; thence Eastward along a line perpendicular to said Northward extension of the East line of Parcel "A", a distance of 322.16 feet; thence Southwardly along a line perpendicular to the last described course a distance of 30.00 feet to an intersection with a line which is 231.00 feet, measured perpendicularly, North of and parallel to the North line of Block 2 in Harbor Point Unit Number 1, according to the plat thereof recorded on December 31, 1974 as Document No. 22935649; thence Westwardly along a line perpendicular to the last described course a distance of 322.16 feet to the point of beginning, in Cook County, Illinois.

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EXHIBIT A (CONTINUED)

Parcel 4: Valet parking right for 1 passenger vehicle as created by and described in the declaration aforesaid, recorded as Document no. 95414356.

Permanent Real Estate Index Number: 17-10-401-014-1401

Common Address of Real Estate: 195 N. Harbor Drive, #4604, Chicago, Illinois 60601

Property of Cook County Clerk's Office

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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 or 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: November 17, 2004

Signature

(Grantor or Agent)

Subscribed and sworn to before me

by the said Todd M. Van Baren

this 17th day of November, 2004

Lynne Sparks
Notary Public



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: November 17, 2004

Signature

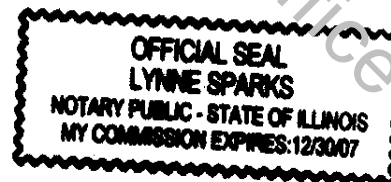
(Grantee or Agent)

Subscribed and sworn to before me

by the said Todd M. Van Baren

this 17th day of November, 2004

Lynne Sparks
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)