



Doc#: 0435032029
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 12/15/2004 11:09 AM Pg: 1 of 5

(Above space for Recorder's Use)

TRUSTEE'S DEED IN TRUST

THIS INDENTURE, made this 13 day of December 2004, by and between RICHARD L. JOHNSON, as trustee under the RICHARD L. JOHNSON TRUST dated the 1st day of August, 1990 as to an undivided 1/2 interest and SANDRA L. GILL, as Trustee of the SANDRA L. GILL TRUST dated the 1st day of August, 1990 as to an undivided 1/2 interest, whose address is 441 Eagles Nest Drive, Darien, Illinois, Grantors, and SANDRA L. GILL, as Trustee under the provisions of a trust agreement dated the 1st day of August, 1990, and known as the SANDRA L. GILL TRUST, (hereinafter referred to as "Grantee" or "trustee" regardless of the number of trustees,) and unto all and every successor or successors in trust under the trust agreement.

WITNESSETH, that the Grantor, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby convey and quit-claim unto the Grantee, the following described real estate situated in DuPage County, Illinois, to wit:

SEE DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF

Commonly known as: 910 South Michigan Avenue, Unit 1110, Chicago, Illinois

Permanent Tax No.: 17-15-307-027

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold the real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in the Trust Agreement set forth.


THE TERMS AND CONDITIONS APPEARING ON THE FOLLOWING PAGES OF THIS INSTRUMENT ARE MADE A PART HEREOF.

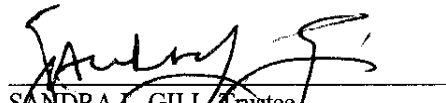
The grantor hereby expressly releases and waives any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads.

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This deed is executed by the Grantor, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of the Deed or Deeds in Trust and the provisions of the Trust Agreement above mentioned, including the authority to convey directly to the Trustee Grantee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds or mortgages upon the real estate, if any, recorded or registered in the county.

In Witness Whereof, the Grantor has hereunto set his hand and seal the day and year first above written.


RICHARD L. JOHNSON, Trustee


SANDRA L. GILL, Trustee


STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, Maureen C. Strauts, a Notary Public in and for the County and State aforesaid, do hereby certify that RICHARD L. JOHNSON, as Trustee of the RICHARD L. JOHNSON TRUST, and SANDRA L. GILL, as Trustee of the SANDRA L. GILL TRUST, 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 of such trustee, for the uses and purposes therein set forth.

GIVEN under my hand and official notarial seal this 13 day of December, 2004.

My commission expires: 5/10/08




Maureen C. Strauts
Notary Public

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the 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 the 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the property, or any part thereof; to lease the property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 the 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 the premises or any part thereof; and to deal with the 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.

In no case shall any party dealing with the trustee in relation to the premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in

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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 the 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 the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 the 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 the real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

THIS INSTRUMENT PREPARED BY:

Maureen C. Strauts
Holland & Knight LLP
One Mid America Plaza
Suite 1000
Oakbrook Terrace, IL 60181

MAIL SUBSEQUENT TAX BILLS TO:

SANDRA L. GILL
441 Eagles Nest Drive
Darien, Illinois 60561

MAIL THIS INSTRUMENT TO:

Maureen C. Strauts
Holland & Knight LLP
One Mid America Plaza
Suite 1000
Oakbrook Terrace, IL 60181

ADDRESS OF PROPERTY:
(for information only)

910 S. Michigan Ave.
Unit 1110
Chicago, Illinois

I HEREBY DECLARE: That the within deed represents a transaction exempt from tax under paragraph e, Section 31-45, Real Estate Transfer Law (35 ILCS 200/31-45)

Dated: 12/13/04

Maureen C. Strauts
Agent

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EXHIBIT A

PARCEL 1: UNIT No. 1110 IN THE MICHIGAN AVENUE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98774537 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT SET FORTH IN THE DECLARATION RECORDED AUGUST 31, 1998 AS DOCUMENT NUMBER 98774537.

ADDRESS OF REAL ESTATE: 910 SOUTH MICHIGAN AVENUE,
UNIT 1110,
CHICAGO, ILLINOIS

PERMANENT TAX INDEX NO.: 17-15-307-027

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

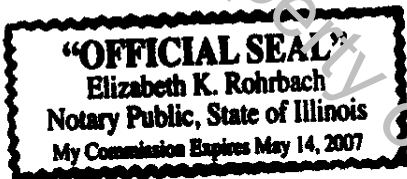
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STATEMENT BY GRANTOR AND GRANTEE

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: December 13, 2004

Signature: Maurice C. Strantz
TITLE/AGENT



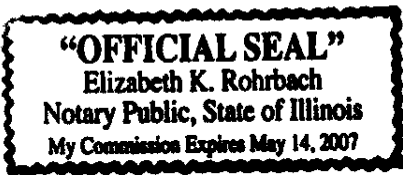
Subscribed and sworn to before me this 14 day of Dec, 2004.

Notary Public: Elizabeth K. Rohrbach

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: December 13, 2005

Signature: Maurice C. Strantz
TITLE/AGENT



Subscribed and sworn to before me this 13 day of Dec, 2004.

Notary Public: Elizabeth K. Rohrbach

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 AB1 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]