

# UNOFFICIAL COPY



Doc#: 0504948121  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 02/18/2005 03:03 PM Pg: 1 of 3

## DEED IN TRUST

Grantor, MARK P. NUGENT, a single person, of 2711 N. Janssen Ave., Chicago, Illinois 60614, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEYS and WARRANTS to MARK P. NUGENT, not personally, but as Trustee of the MARK P. NUGENT TRUST AGREEMENT dated December 1, 2004, or his successors in trust, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Unit Number 2710"F" in Park Lane Townhome Condominium as delineated on a survey of the following described real estate: That part of the following described land: Lots 1, 2 and 3 in Superior Court Partition of the East ½ of Lots 2 and 3 (except the West 33 feet thereof dedicated for public street) in Joseph E. Sheffields Subdivision of Block 45 in Sheffields Addition to Chicago in the Southwest 1/4 of Section 29, Township 40 North, Range 14. Also lot 4 in Joseph E. Sheffields Subdivision of Block 45 aforesaid. Also Lots 16 through 19 in Lembcke's Subdivision of Lot 5 in Block 45 in Sheffields Addition to Chicago aforesaid. Also Lots 14 through 18 and the North/South vacated alley lying between said Lots 14 and 15 in Subdivision of Lot 1 in Lembcke's Subdivision of Lot 5 in Block 45 in Sheffields Addition to Chicago aforesaid, East of the Third Principal Meridian. Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 88-248725, together with its undivided percentage interest in the Common Elements, in Cook County, Illinois.

PIN: 14-29-302-159-1022 Vol. 0489

Commonly known as: 2711 N. Janssen Ave., Chicago, Illinois 60614 hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

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This transaction is exempt under 35 ILCS 200/31-45(e) of the Revenue Transfer Act.

Date: 2/8/05 By: Mark P. Nugent agent

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that 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 the predecessor in trust.

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

Executed at Northbrook, Illinois on the 8th day of FEBRUARY 2005.

Mark P. Nugent  
MARK P. NUGENT

This transaction is exempt under 35 ILCS 200/31-45(e) of the Revenue Transfer Act.

Dated: 2/8/05

Mark P. Nugent  
MARK P. NUGENT, Grantor

State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that MARK P. NUGENT, 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, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8th day of February, 2005.

A. L. Bush  
Notary Public

This instrument was prepared by James J. Wochner, 707 Skokie Blvd., Suite 500, Northbrook, Illinois 60062. After Recording Mail to: James J. Wochner, 707 Skokie Blvd., Suite 500, Northbrook, IL 60062. Tax Bills To: Mark P. Nugent, 2711 N. Janssen Ave., Chicago, IL 60614..

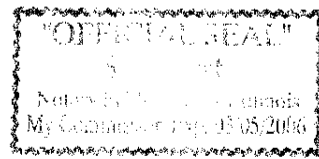
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## STATEMENT BY GRANTOR AND GRANTEE

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 February 8, 2005 Signature: James J. Woelke  
Grantor or Agent

Subscribed and Sworn to before me by the said Agent this 8th day of February, 2005.  
A. H. Bush  
NOTARY PUBLIC



The grantee 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 February 8, 2005 Signature: James J. Woelke  
Grantor or Agent

Subscribed and Sworn to before me by the said Agent this 8th day of February, 2005.  
A. H. Bush  
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identify 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.)