# **UNOFFICIAL COPY**

#### **DEED IN TRUST**



Doc#: 0522954099 Fee: \$28.50

Eugene "Gene" Moore

Cook County Recorder of Deeds
Date: 08/17/2005 01:29 PM Pg: 1 of 3

THE GRANTOR,
Paul Sporn,
of the
City of Chicago,
County of Cook,
State of Illinois, for and in consideration
of TEN & NO/100S Dollars,
and other good and valuable considerations
in hand paid, Convey and Quitclaim to

Paul Sporn, as Truste e under the provisions of the Paul Sporn Revocable Trust, dated May 18, 2005, of 3180 North Lake Shore Drive - Unit 21C, Chicago, IL 60657, and to all and every successor or successors in trust under said trust agreement, the following described real estate in Cook County, Illinois:

UNIT 21-C IN 3180 LAKE SYORE DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL FSTATE IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1974 AND KNOWN AS TRUST NUMBER 32842 RECORDED IN THE OFFICE OF THE KELEPARCH OF COOK COUNTY, ILLINOIS AS DOCUMENT 22844947 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Common Address: 3180 North lake Shore Drive, Unit 21-C, Chicago, Illir ois 60657

Real estate index number: 14-28-200-003-115

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, an 1 sul divide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any suburvision 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 the premises or any part thereof to a successor or successors in trust and to grant 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 said property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 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 it,

OF THE REAL ESTATE TRANSFER TAX ACT

REPRESENTATIVE

REPRESENTATIVE



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whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 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 the 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 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 deed 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 deed 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 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, anthorities, duties, and obligations of its, his, her, 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, a rais, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and 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 earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in recordance with the statute in such case made and provided.

The grantor hereby expressly 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 exemp ion of homesteads from sale on execution or otherwise.

The grantor has signed this deed on May 18, 2005.

Paul Spirm

STATE OF ILLINOIS )

State of Illinois )

State of Illinois )

I am a notary public for the County and State above. I certify that Paul Sporn, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the late below and acknowledged that he or she signed and delivered the instrument as his or her free and voluntary and for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: May 18, 05

This document was prepared by Joseph W. Tully, 8755 W. Higgins - Suite 500, Chicago, IL 60631

**FI RETURN TO** 

Send future tax bills to: Paul Sporn 3180 North Lake Shore Drive - Unit 21C Chicago, IL 60657



"OFFICIAL SEAL"

BECKY LENNARSON

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/20/2007

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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 business or acquire title to real estate under the laws of the State of Illinois.

Dated: May 18, 2005

Signature:

Grantor or Agent

Subscribed and sy/orn to before

me on May 18, 2005

Notary Public

"OFFICIAL SEAL"
BECKY LENNARSON

NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 11/20/2007

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: May 18, 2005 Signature:

Grantsi or Agent

Subscribed and sworn to before me on May 18, 2005.

Notary Public \*

BECKY LENNARSON

NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION XPIRES 11/20/2007

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.)