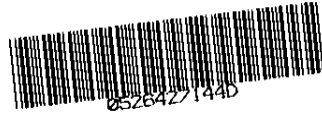


# UNOFFICIAL COPY

When Recorded Mail To:  
Box 211 (David S. Crossett)



Doc#: 0526427144 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/21/2005 04:36 PM Pg: 1 of 5

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE ONLY

## DEED IN TRUST

THE GRANTORS, Terrence Walsh and Janice Walsh, husband and wife, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable considerations in hand paid, convey and quit claim unto Terrence M. Walsh of 445 E. North Water Street, Chicago, Illinois, as Trustee under the provisions of a trust agreement known as the Terrence M. Walsh Trust dated March 20, 1986 as to an undivided 50% interest, and Janice E. Walsh of 445 E. North Water Street, Chicago, Illinois, as Trustee under the provisions of a trust agreement known as the Janice E. Walsh Trust dated January 13, 2005 as to an undivided 50% interest (hereinafter referred to as "said trustee", regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreements, the following described real estate in the County of Cook and State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT A**

P.I. No. *Unit E-1803: 17-10-221-079-1062*

Address of Property:  
445 E. North Water Street  
Units # E-1803 and P-113  
Chicago, Illinois 60611

*P-113: 17-10-221-079-1212*

TO HAVE AND TO HOLD the said premises together with all appurtenances upon the trusts and for the uses and purposes herein and in said trust agreements set forth.

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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 praesenti or 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 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.

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 said trusts 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 agreements; 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 trusts created by this indenture and by said trust agreements were 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 agreements 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.

And the said grantors hereby expressly waive and release any and all rights or benefits 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.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 31st day of August, 2005.

Terrence Walsh (SEAL)  
Terrence Walsh

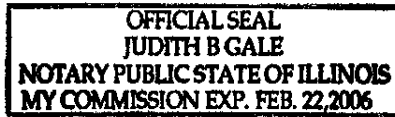
Janice Walsh (SEAL)  
Janice Walsh

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 Terrence Walsh and Janice Walsh, 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 31st day of August, 2005.



Judith B. Gale (SEAL)  
Notary Public

My commission expires Feb. 22, 2006.

Address of property:  
445 E. North Water Street  
Units # E-1803 and P-113  
Chicago, Illinois 60611

Exempt under Provisions of Paragraph E, Sec. 3-23 of the Chicago Transaction Tax Ordinance.

8/31/05 Terrence Walsh  
Buyer, Seller Representative

This instrument prepared by:  
David S. Crossett  
Chapman and Cutler LLP  
111 West Monroe Street  
Chicago, Illinois 60603

Exempt under Real Estate Transfer Tax Law Sec. 200/31-45 Para. E & Cook County Ordinance 95104 Para. E

Date 8/31/05 Sign. Terrence Walsh

# UNOFFICIAL COPY

## EXHIBIT A

PARCEL 1: UNITS E1803 & P-113 IN THE RIVERVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF BLOCK 14, (EXCEPT THE NORTH 6.50 FEET THEREOF, DEDICATED TO THE CITY OF CHICAGO FOR SIDEWALK PURPOSES PER DOCUMENT NO. 8763094), IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00595371, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00595370.

Proposed Cook County Clerk's Office

# UNOFFICIAL COPY

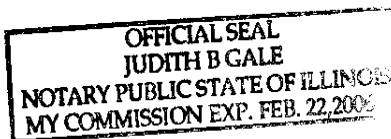
## STATEMENT BY GRANTOR AND GRANTEE

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: Aug 31, 2005

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me this 31<sup>st</sup> day of August, 2005.



[Handwritten Signature: Judith B. Gale]  
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, 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: Aug 31, 2005

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me this 31<sup>st</sup> day of August, 2005.



[Handwritten Signature: Judith B. Gale]  
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.)