

UNOFFICIAL COPY

DEED IN TRUST

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THE GRANTOR(S) (NAME AND ADDRESS)

JOSEPH E. SILVERTON aka  
JOSEPH SILVERTON and JANN J.  
SILVERTON aka JANN SILVERTON,  
husband and wife, of  
2740 North Pine Grove Avenue  
Units 17C



Doc#: 0528045097 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/07/2005 10:56 AM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook, and State of Illinois, in consideration of the sum of TEN and no/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to Joseph E. Silvertton as Trustee, under the terms and provisions of a certain Trust Agreement dated the tenth day of November, 2004, and designated as The Joseph E. Silvertton / Trust, any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 14-28-309-031-1056

Address(es) of Real Estate: 2740 N. Pine Grove Ave., Unit 17C

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County the Successor Trustee designated in the Joseph E. Silverton Trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor S hereby waive \_\_\_\_\_ and release \_\_\_\_\_ any and all right and benefit under and by virtue of the Statues Statues of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 9/28 day of September 2005

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

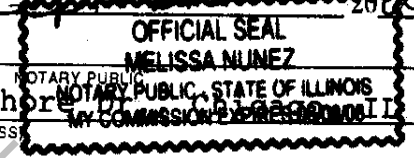
Joseph E. Silverton (SEAL) Jann J. Silverton (SEAL)  
Joseph E. Silverton (SEAL) Jann J. Silverton (SEAL)  
Joseph E. Silverton (SEAL) Jann J. Silverton (SEAL)

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 Joseph E. Silverton, aka Joseph Silverton, personally known to me to be the same person s whose name s 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 28th day of September 2005  
Commission expires 10/8/08 2005



This instrument was prepared by Ann C. Elgin, 1000 N. Lake Shore (NAME AND ADDRESS)

## Legal Description

UNIT NO. 17C IN PARK VIEW TOWERS CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"):  
LOTS 56 AND 57 IN SUBDIVISION BY ANDREW STAFFORDS AND COLEHOUR OF BLOCKS 1 AND 2 OF OUT-LOT "A" IN WRIGHTWOOD, SAID WRIGHTWOOD BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO, LOT 11 IN LEHMAN DIVERSEY BOULEVARD ADDITION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1971 AND KNOWN AS TRUST NUMBER 42164 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25,386,511, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID DEVELOPMENT PARCEL EXCEPTING FROM SAID DEVELOPMENT PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION.

MAIL TO: Ann C. Elgin (Name)  
1000 N. Lake Shore Dr. #808 (Address)  
Chicago, IL 60611 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Joseph E. Silverton (Name)  
2740 N. Pine Grove Ave. #17-A (Address)  
Chicago, IL 60614 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

Jann J. Silverton, aka Jann Silverton, husband and wife,

# STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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 9/28, 19<sup>2005</sup> Signature: Joseph E. Sherton  
Grantor or Agent

Subscribed and sworn to before me by the said Joseph Sherton this 28th day of September, 19 2005.  
Notary Public [Signature]



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 9/28/05, 19 2005 Signature: Joseph E. Sherton  
Grantee or Agent

Subscribed and sworn to before me by the said Joseph Sherton this 28th day of September, 19 2005.  
Notary Public [Signature]



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.)