

UNOFFICIAL COPY

DEED IN TRUST

THIS INDENTURE made this
19th day of October, 2005,

WITNESSETH, THAT THE
GRANTORS,

STEVE LADUZINSKY and ANNE

LADUZINSKY, his wife,
of the County of Cook,
and State of Illinois,
for and in consideration
of the sum of Ten and
00/100 Dollars, in the hand
paid, and of other good and
valuable considerations,
receipt of which is hereby

duly acknowledged. Convey and Warrant unto

STEVE LADUZINSKY and ANNE LADUZINSKY

as Co-Trustees under the provisions of a certain Trust Agreement, dated the 19th day
of October, 2005, and known as the **STEVE LADUZINSKY AND ANNE LADUZINSKY TRUST**, the
following described real estate in the County of Cook and State of Illinois, to wit:

Unit 103/GU-2,3,163/S-5 in Two River Place Condominiums as delineated on the plat
of survey of the following described parcel of real estate:

SEE ATTACHED

TO HAVE AND TO HOLD the said real estate with the appurtenance, upon the
trusts, and for the uses and purposes herein and in said Trust Agreement set forth.
Full power and authority is hereby granted to said Trustee to improve, manage,
protect and subdivide said real estate or any part thereof, to dedicate parks,
streets, amend highways or alleys to vacate any subdivision or part thereof, and to
resubdivide said real estate 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 including deeds conveying directly to a Trust Grantee, to convey said
real estate or any part thereof to successor or successors in trust and to grant to
such successor 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
real estate, 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 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 renew leases
and options to purchase the whole or any part of the revision and to contract
respecting the manner of fixing the amount of present or future rentals, to
partition or to exchange said real estate, or any part thereof, for other real or
personal property, to grant easements or changes of any kind, to release, convey or
assign any right, title or interest in or about or easement appurtenant to said real
estate or any part thereof, and to deal with said real estate 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, or any successor in
trust, in relation to said real estate, or to whom said real estate or any part
thereof shall be conveyed, contracted to be sold, leased or mortgaged by said
Trustee, or any successor in trust, be obliged to see to the application of any
purchase money, rent or money borrowed or advanced on said real estate, or be
obliged to see that the terms of this trust have been complied with, or be obliged
to inquire into the authority, necessity, or expediency of any act of said Trustee,
or be obliged or privileged to inquire into any of the terms of said Trust



05314100480

Doc#: 0531410048 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/10/2005 01:16 PM Pg: 1 of 5

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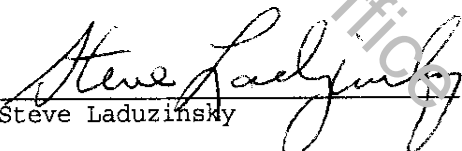
Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument; (a) that at the time of the delivery thereof the trust created by this Indenture and by said 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 said Trust Agreement or in all amendments thereof, if any, and was binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and (d) if the estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

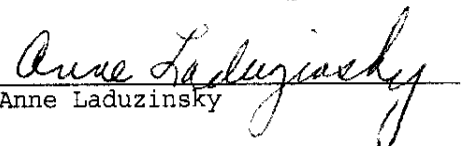
This conveyance is made upon the express understanding and conditions that neither Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of said 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 said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustee the entire legal and equitable title in fee simple, in and to all the real estate described.

And the said grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 19th day of October, 2005.

 (SEAL)
Steve Laduzinsky

 (SEAL)
Anne Laduzinsky

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, **JON A. MICHAL**, Notary Public in and for said County, in the State aforesaid, do hereby certify that

STEVE LADUZINSKY and ANNE LADUZINSKY, his 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 seal this 19th day of October, 2005.



Notary Public

[Handwritten Signature]

State of Illinois
Department of Revenue

STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

Dated: October 19, 2005

[Handwritten Signature: Steve Laduzinsky]

Prepared by and mail to:

Jon A. Michal,
Attorney at Law
5576 N. Elston Avenue
Chicago, IL 60630

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT 103 AND GU-2 AND GU-3 AND GU-163 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TWO RIVER PLACE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0410718039 AS AMENDED FROM TIME TO TIME, BEING A PART OF RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIEN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-5, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0410718039 AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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 THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

Commonly known as 720 N. Larrabee Street, Chicago, Illinois

PINS: 17-09-113-006; -009; -010; -011; 17-09-500-002; -003 (affects underlying land and other property)



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EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

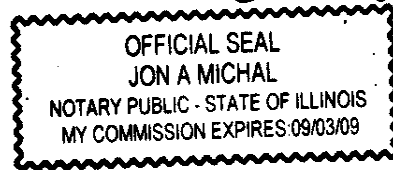
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 Oct 19, 2005

Signature: Steve Ladzinsky
Grantor or Agent

Subscribed and sworn to before me
By the said
This 19th day of October, 2005
Notary Public

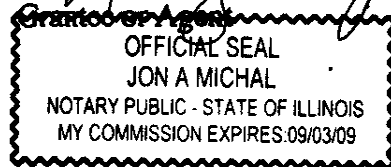


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Oct 19, 2005

Signature: Steve Ladzinsky
Grantor or Agent

Subscribed and sworn to before me
By the said
This 19th day of October, 2005
Notary Public



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.)