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Doc#: 0532139004 Fee: \$34.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/17/2005 09:24 AM Pg: 1 of 6

DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS,

JOHN VITOLS and GAIL J. VITOLS of the County of Cook and State of Illinois,
for and in consideration of the sum of One Dollar (\$1.00), in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS AND WARRANT

an undivided 1/2 interest unto JOHN VITOLS as Trustee of the John Vitols Declaration of Trust dated February 20, 1997 (and in case of the death, absence of said Trustee or his inability or refusal to act, then unto Gail J. Vitols as successor in trust, with like powers, duties and authorities as are hereby vested in said Trustee) and an undivided 1/2 interest unto GAIL J. VITOLS as Trustee of the Gail J. Vitols Declaration of Trust dated February 20, 1997 (and in case of the death, absence of said Trustee or his inability or refusal to act, then unto John Vitols as successor in trust, with like powers, duties and authorities as are hereby vested in said Trustee), as tenants in common,

all interest in the following described real estate, commonly known as:

Unit 1607, 130 North Garland Court, Chicago, Illinois 60602

and legally described as:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

subject to real estate taxes for the year 2004 and all subsequent years, and subject to any and all easements, restrictions, covenants and encumbrances of record and subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes (the "Permitted Exceptions").

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TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

1. Full power and authority is hereby granted to said Trustee:

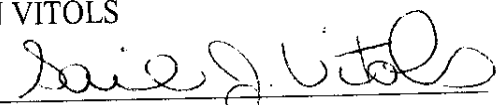
- (a) To contract to sell, to grant options to purchase, to sell on any terms, and to convey either with or without consideration.
- (b) To donate, to dedicate, to mortgage, pledge or otherwise encumber said property.
- (c) To lease said property, or any part thereof, from time to time, by leases to commence in the present or in the future.
- (d) 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.
- (e) To partition or to exchange said property, or any part thereof, for other real or personal property.
- (f) To grant easements or charges of any kind.
- (g) To release, convey or assign any right, title or interest in or about said premises.
- (h) To improve, manage, protect and subdivide said real estate or any part thereof.
- (i) To dedicate parks, streets, highways or alleys.
- (j) To vacate any subdivision or part thereof.
- (k) To deal with said property and every part thereof, without limitation by reason of the enumeration thereof, in all other ways and for such other considerations as it would be lawful for any person owning the same to deal therewith, whether similar to or different from the ways above specified, at any time or times hereafter.

2. It is the express intention of this instrument to vest in the said trustee the entire legal and equitable title in fee, in and to all the premises above described.

Dated: October 27, 2005



 JOHN VITOLS



 GAIL J. VITOLS

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STATE OF ILLINOIS)
) SS
LAKE COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT JOHN VITOLS and GAIL J. VITOLS** who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 27th day of October, 2005.

Marcia L. Mueller
Notary Public

PROPERTY CODE: Not Divided; part of 17-10-309-001, 17-10-309-003, 17-10-309-004, 17-10-309-005, 17-10-309-006, 17-10-309-007, 17-10-309-008, 17-10-309-010, and 17-10-309-011

Future Taxes to:
John Vitols and Gail J. Vitols, Trustees
43 Coldstream Circle
Lincolnshire, IL 60069

Prepared By and Return to:
Marcia L. Mueller
Hinshaw & Culbertson LLP
100 Park Avenue
P.O. Box 1389
Rockford, IL 61105
(815) 490-4900

EXEMPT UNDER PROVISION OF PARAGRAPH e
SECTION 4, REAL ESTATE TRANSFER TAX ACT.

10/27/05 Marcia L. Mueller
DATE BUYER, SELLER OR REPRESENTATIVE



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EXHIBIT A

Parcel 1:

Unit 1607 and Parking Space Unit 7-113 together with the exclusive right to use of the Limited Common Element Storage Space numbered S826-6 in the Heritage at Millennium Park Condominium as delineated and defined on the Plat of Survey of the following described parcels of real estate:

Part of Lots 1 to 6, inclusive, in Block 12 in Fort Dearborn Addition to Chicago in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "E" to the Declaration of Condominium recorded Dec. 16, 2004 as document number 0435103109 as amended from time to time, together with their undivided percentage interest in the Common Elements.

Parcel 2:

Easement appurtenant for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded Dec. 16, 2004 as document number 0435103109 for ingress and egress, for maintenance, structural support, use of facilities, encroachments, common walls, utilities and permanent canopy over the land described herein. (Said land commonly referred to as the retail parcel.)

GRANTOR ALSO HEREBY GRANTS TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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EXHIBIT B

Permitted Exceptions

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) the Illinois Condominium Property Act;
- (3) the Declaration;
- (4) Declaration of Covenants, Conditions, Restrictions and Easements;
- (5) applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (6) leases and licenses affecting the common elements;
- (7) public and utility easements and covenants, conditions and restrictions of record;
- (8) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Grantor shall so remove at that time by using funds to be paid upon delivery of the Deed;
- (9) matters insured over by Near North National Title Corporation;
- (10) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for alleys, roads and highways, if any; and
- (11) Acts done or suffered by Grantee.

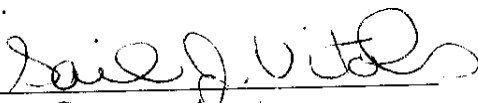
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STATEMENT BY GRANTOR AND GRANTEE

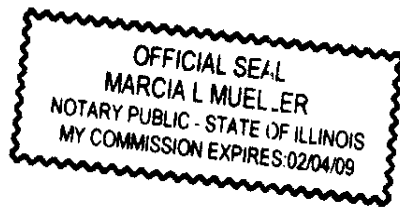
The grantor or his agent affirm that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: October 27, 2005

Signature: 
Grantor or Agent

Subscribed and sworn to before me
this 27th day of October, 2005.


Notary Public

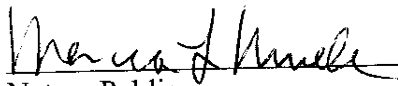


The grantee or his agent affirm that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: October 27, 2005

Signature: 
Grantee or Agent

Subscribed and sworn to before me
this 27th 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.

(Attached 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.)

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.