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WARRANTY DEED IN TRUST

Doc#: 0602619089 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/28/2006 03:51 PM Pg: 1 of 5

THIS DOCUMENT PREPARED BY AND
UPON RECORDING RETURN TO:

Charles F. Newlin, Esq.
Harrison & Held LLP
333 West Wacker Drive, Suite 950
Chicago, Illinois 60606

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JAMES W. PATTERSON, of One East Schiller, Unit 18C, Chicago, Illinois 60610, for and in consideration of the sum of Ten Dollars and No/100ths (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, convey and warrant unto James W. Patterson, or his successors, as Trustee under the provisions of the James W. Patterson Revocable Trust dated August 1, 2005, (the "Trust Agreement"), all interest in the real estate situated in the County of Cook in the State of Illinois (the "Property") legally described as follows:

SEE EXHIBIT A ATTACHED HERETO

Permanent Index No. 17-03-104-020-1052
Property Address: One East Schiller, Unit 18C, Chicago, Illinois 60610

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement. In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the 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; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into

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contracts or other agreements containing provisions exculpating the Trustee from personal liability; and 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 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 the Trustee in relation to the Property, or to whom the Property 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 Property, or be obliged to see that the terms of the Trust Agreement 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. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustee in relation to the Property 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 Indenture 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 Indenture and in the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

And said 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 exemption of homesteads from sale on execution or otherwise.

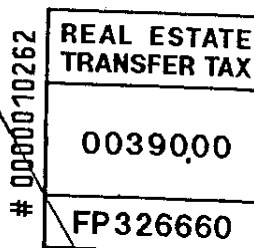
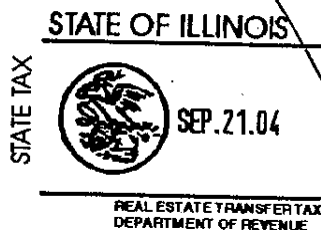
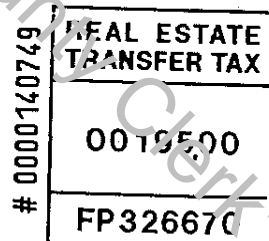
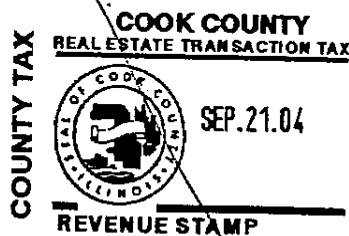
IN WITNESS WHEREOF, the GRANTOR, has hereunto set his hand and seal this 30 day of DECEMBER, 2005.


 JAMES W. PATTERSON

UNOFFICIAL COPY**EXHIBIT "A"**

Unit #18-C as delineated upon Survey of the following described parcel of real property ("Parcel"):
 Lot 1 and Lot 34 in Astor's Addition to Chicago, a Subdivision of part of the Northwest fractional quarter of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois; which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by the American National Bank & Trust Company of Chicago, as Trustee under Trust Agreement dated March 1, 1974 and known as Trust #32789 and recorded in the office of the Recorder of Deeds of Cook County, Illinois as document 22828184, together with an undivided 1.026 interest in said Parcel (excepting from said Parcel the property and space comprising all of the units thereof as defined and set forth in said Declaration and said Survey) said Parcel being commonly known as One East Schiller, Chicago, Illinois.

PROPERTY INDEX NUMBER: 17-03-104-020-1052



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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: 1/24/06

Signed:

[Signature]
Grantor or Grantor's Agent

Subscribed and Sworn to before me on
This 24th day of January, 2006

[Signature]
Notary Public



The grantee or his or her 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: 1/24/06

Signed:

[Signature]
Grantee or Grantee's Agent

Subscribed and Sworn to before me on
This 24th day of January, 2006

[Signature]
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.