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DEED IN TRUST(Illinois)

This document was prepared by and after recording, return to: Michael O. Hartz Katten Muchin Rosenman LLP 525 W. Monroe Street Chicago, Illinois 60661-3693



Doc#: 0608631037 Fee: \$30.50 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Cook County Recorder of Deeds

Date: 03/27/2006 10:51 AM Pg: 1 of 4

(The Above Space for Recorder's Use Only)

THE GRANTOR, Have A. Ferrill, divorced and not since remarried, of the County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Harve A. Ferrill, not individually, but solely as Trustee under the provisions of a Declaration of Trust dated the 31st day of December 1969, and known as the Harve A. Ferrill Trust Dated December 31, 1969 (hereinafter referred to as "said trustee," regardless of the number of trustees), whose residence is 1300 North Lake Shore Drive, Unit 28D, Chicago, Illinois 60610, GRANTEE at 1 and all and every successor or successors in trust under said trust agreement, all of his right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESC'AIT TION ATTACHED HERETO AS EXHIBIT "A"

I hereby declare this Deed represents a transaction of empt under the provisions of E, 35 ILCS 200/31-45 of the Real Estate Transfer Tax Law, E, §6 of the Cook County Real Property Transfer Tax Ordinance, and E of Chap. 3-33-060 of the Chicago Real Property Transfer Tax Ordinance.

Dated: 3/10/06

Signed: Milic

Aichael Hartz attorney

THIS IS HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 17-03-108-016-1103

Address of Real Estate: 1300 North Lake Shore Drive, Unit 28D, Chicago, Il in is 60610

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust; and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect ind subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereot, and thereof, are defined 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 of 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 in 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 198 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 of 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 this trust have been complied

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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 agreement; 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 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 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.

The interest of each and every beneficiary hereunder 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 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 the earnings, avails and proceeds thereof as aforesaid. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in excerdance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release 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 grant or a foresaid has hereunto set his hand this 10th day of Markett , 2006.

State of Illinois

County of <u>Coo</u>K

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Harve A. Ferrill, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrumer, as his 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 lotted of Merch , 2006.

Commission expires: 07/28/06

SEND REAL ESTATE TAX BILLS TO: Harve A. Ferrill, Trustee

1300 North Lake Shore Drive Unit 28D

Chicago, Illinois 60610

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 28-D AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF LOTS 4 TO 7, BOTH INCLUSIVE IN BLOCK 1 (EXCEPT THAT PART INCLUDED IN LAKE SHORE DRIVE AS NOW LOCATED), AND THAT PART OF LOTS 1 TO 4 BOTH INCLUSIVE IN BLOCK 2 AND THAT PART OF VACATED STONE STREET, LYING BETWEEN BLOCKS 1 AND 2 AFORESAID, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID LOT 4 IN BLOCK 2 AT A POINT 102 FEET EAST OF THE WESTERLY LINE OF SAID BLOCK 2; THENCE EAST ON THE NORTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID LOT 4 EXTENDED EAST APPROXIMATELY 132.25 FEET TO THE WESTERLY LINE OF LAKE SHORE DRIVE; THENCE SOUTHERLY ON THE WESTERLY LINE OF LAKE SHORE DRIVE 163.44 FEET TO THE NORTH LINE OF EAST GOETHE STREET AND THE SOUTH LINE OF BLOCK 1 AFORESAID; THENCE WEST ON THE NORTH LINE OF EAST GOETHE STREET APPROXIMATELY 149.58 FEET TO A FOINT 102 FEET EAST OF THE SOUTHWEST CORNER OF LOT 14 IN SAID BLOCK 2; THENCE NORTH ON A LINE PARALLEL TO AND 102 FEET EAST OF THE WESTERLY LINE OF LOTS 14 TO 11 INCLUSIVE OF BLOCK 2 APPROXIMATELY 161.24 FEET TO THE POINT OF BEGINNING, ALL IN H. (). STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DI COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 45030, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22501302, AND AS AMENDED FROM TIME TO TIME TOGETHER ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK 175° OFFICO COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-03-108-016-1103

Address of Real Estate: 1300 North Lake Shore Drive, Unit 28D, Chicago, Illinois 60610

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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: March 10, 2006

Michael O. Hartz, Agent Katten Muchin Rosenman LLP 525 W. Monroe Street

Chicago, Illinois 60661-3693

Subscribed and sworn to before me by the said Michael O. Hartz, this 10th day of March, 2006.

Notary Public Teresa Perria

OFFICIAL SEAL TERESA PERUCCA

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES:07/28/06

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: March 10, 2006

Michael G. Hartz, Agent Katten Muchin Rosenman LLP 525 West Monroe Street

Chicago, Illinois 60 661-3693

Subscribed and sworn to before me by the said Michael O. Hartz, this 10th day of March, 2006.

Notary Public levesa Perucea

OFFICIAL SEAL
TERESA PERUCCA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/28/06

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 provisions Section 4 of the Illinois Real Estate Transfer Tax Act]