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WARRANTY DEED IN TRUST



Doc#: 0612539069 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/05/2006 12:29 PM Pg: 1 of 4

WHEN RECORDED, MAIL TO:

James D. Zazakis, Esq.
4315 North Lincoln
Chicago, Illinois 60618

SEND SUBSEQUENT TAX BILLS TO:

Jeanne Tucker
1500 Sheridan, #5F
Wilmette, Illinois 60091

GRANTOR, **Jeanne Tucker**, a divorced and not re-married woman, of 1500 Sheridan, #5F, Wilmette, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **Jeanne Green Tucker, as Initial Trustee of the Jeanne Green Tucker Revocable Trust Agreement dated November 16, 1988, as amended**, and each and every Successor Trustee thereof, the following described real estate in the City of Chicago, County of Cook, and the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 14-28-103-035-0000; 14-28-103-036-0000; 14-28-103-037-0000.

Property Address: 450 W. Briar Place, #13D and G-10, Chicago, Illinois 60657.

To have and to hold the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust agreement.

This deed is made to the Trustee(s), who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, sell, contract to sell, convey, exchange, transfer and any other conveyances of said property without further showing of authority than this deed. All grantees of the trustee(s) are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee(s) unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee(s) 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(s), 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 have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee(s), 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(s) 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(s) 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

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successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, her or their predecessor in trust.

And the 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.

THIS TRANSACTION IS FOR LESS THAN \$100.00 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4, OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

DATED this 5 day of April, 2006.

Jeanne Tucker
Jeanne Tucker

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

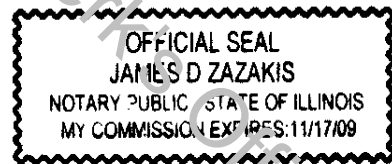
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that JEANNE TUCKER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her 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 notary seal, this 5th day of April, 2006

My commission expires 11/17/09

James D. Zazakis
Notary Public

PREPARED BY: James D. Zazakis, Esq., 4315 North Lincoln, Chicago, Illinois 60618



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EXHIBIT A

UNIT 13D and G10 IN THE 450 BRIAR PLACE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR 450 BRIAR PLACE CONDOMINIUM, RECORDED IN COOK COUNTY, ILLINOIS ON July 8, 2005 ("DECLARATION"), AND AS DELINEATED ON EXHIBIT C TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

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STATEMENT BY GRANTOR AND GRANTEE

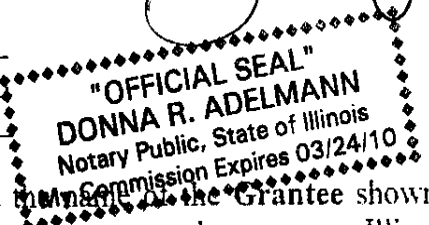
The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 5/3, 2006

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said JAMES ZAZAKIS
This 3 day of MAY, 2006
Notary Public Donna R. Adelman



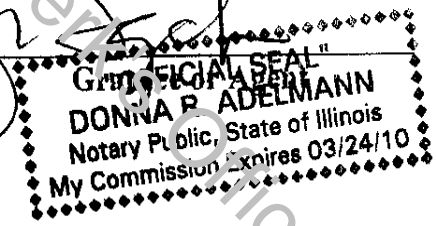
The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 5/3, 2006

Signature: [Handwritten Signature]

Subscribed and sworn to before me

By the said JAMES ZAZAKIS
This 3rd day of MAY, 2006
Notary Public Donna R. Adelman



Note: Any person who knowingly submits a false statement concerning the identity of 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 of Section 4 of the Illinois Real Estate Transfer Tax Act.)