

# UNOFFICIAL COPY

## DEED IN TRUST



Doc#: 0619218041 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/11/2006 03:52 PM Pg: 1 of 3

The Grantor, Blaine B. Rader and Sharon Z. Rader, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and QUIT CLAIM to Grantee:

Blaine B. Rader, as Trustee of the Blaine B. Rader Trust dated May 27, 1996, and to all

and every successor or successors in trust under the trust agreement, all interests in the following described real estate situated in the County of Cook, State of Illinois:

UNIT NUMBER 5B IN STATE TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, 4, AND 5 IN THE SUBDIVISION OF THE EAST ½ OF THE SOUTH ½ OF LOTS 2 IN BRONSON'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 26144509, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 17-04-224-049-1002

Address of Real Estate: 1230 North State Parkway, Unit 5B, Chicago, Illinois 60610

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any term; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in 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, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 or 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 the premises or any part thereof; and to 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed, subject to the Declaration of Condominium.

In no case shall any party dealing with the trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leases, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advances on the

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premises, or be obliged to see that the terms of the trust 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; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate of such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

The 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.

Dated this 11th day of May, 2006

Blaine B. Rader  
Blaine B. Rader

Sharon Z. Rader  
Sharon Z. Rader

State of Illinois )  
  ) ss  
County of Cook    )

Exempt Under Provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act

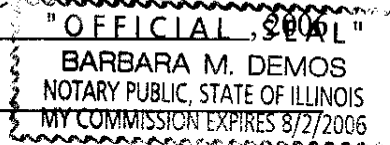
Barbara M. Demos Date: May 11, 2006  
Buyer, Seller, or Representative

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Blaine B. Rader and Sharon Z. Rader personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth including the waiver of the right of homestead.

Given under my hand and official seal, this 11th day of May, 2006

Barbara M. Demos  
Notary Public

Commission Expires \_\_\_\_\_



This instrument prepared by: Barbara M. Demos, Attorney at Law, 4746 N. Milwaukee Ave., Chicago, IL 60630  
Mail To: Law Office of Barbara M. Demos, 4746 N. Milwaukee Ave., Chicago, IL 60630  
Send Tax Bill To: Blaine B. Rader and Sharon Z. Rader, 1230 N. State Pkwy., #5B, Chicago, IL 60610

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or their agent affirms that, to the best of their knowledge, the name of the Grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: May 15, 2006

Barbara M. Per  
Grantor or Agent

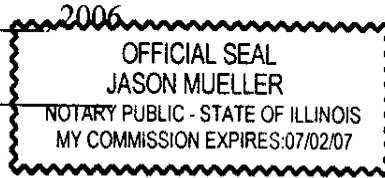
Date: \_\_\_\_\_

\_\_\_\_\_  
Grantor or Agent

Subscribed to and sworn before me by the Grantor this

15<sup>th</sup> day of May

\_\_\_\_\_  
Notary Public



The Grantees or their agent affirms and verifies that the name of the Grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: May 15, 2006

Barbara M. Per  
Grantee or Agent

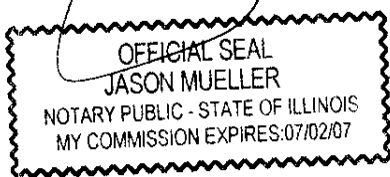
Date: \_\_\_\_\_

\_\_\_\_\_  
Grantee or Agent

Subscribed to and sworn before me by the Grantees this

15<sup>th</sup> day of May, 2006

\_\_\_\_\_  
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 Class A misdemeanor for subsequent offenses.