

TRUSTEE'S DEED
IN TRUST
ATG/to Grantee Bank

UNOFFICIAL COPY



06214201245

Doc#: 0621420124 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/02/2006 01:09 PM Pg: 1 of 4

The above space for recorder's use only.

THIS INDENTURE, made this 25th day of December, 2005, between ATG TRUST COMPANY SUCCESSOR TO THE NORTHERN TRUST COMPANY, Successor by Merger to Northern Trust Bank/Lake Forest National Association, duly authorized to accept and execute Trusts within the State of Illinois, not personally but as trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 29th day of December, 1999, and known as Trust Number 9671, Party of the First Part,

Stacey Kaplan Declaration of Trust, Stacey Kaplan Trustee - 20.25% and Joseph A. Kaplan Declaration of Trust, Joseph A. Kaplan Trustee - 20.25%, whose address is 1632 North Mohawk, Chicago, Illinois 60614, Party of the Second Part, WITNESSETH, that said Party of the First Part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Party of the Second Part, the following described real estate, situated in Cook County, Illinois, to-wit:

UNIT NUMBER 1632 IN EUGENIA PARK CONDOMINIUM FORMERLY KNOWN AS THE ST. MICHAEL'S MEWS I CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS AND PARTS OF LOTS AND ALLEYS WHICH INCLUDES ALL LOTS AND PORTIONS FORMERLY USED FOR THE OPENING OF OGDEN AVENUE IN C.J. HULL'S SUBDIVISION OF BLOCK 53 OF CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26089249, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN# 14-33-325-071-1010

Subject to:

This space for affixing riders, revenue stamps and exempt stamp.
"Exempt under provisions of Paragraph e Section 4, Real Estate Transfer Act."
Date 12/25/05 Buyer, Seller or Representative

GLC
JH

Document Number

together with the tenements and appurtenances thereunto belonging.

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.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

This Deed is executed by the Party of the First Part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority thereunto enabling. This Deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said County.

UNOFFICIAL COPY

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often 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 real estate 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 or otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including Registrar of Titles of said County) relying upon or claiming under any such conveyance, lease or other instrument, (1) that at the time of the delivery hereof 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither **ATG TRUST COMPANY SUCCESSOR TO THE NORTHERN TRUST COMPANY, Successor by Merger to NORTHERN TRUST BANK/LAKE FOREST National Association**, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far the trust property and funds in the actual possession of the trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Title 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 accordance with the statute in such case made and provided.

UNOFFICIAL COPY



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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 13, 2006
Signature: _____

Grantor or Agent

Subscribed and sworn to before
me by the said Agent
this 13 day of July, 2006

Notary Public Mary Beth Highlander



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 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 July 13, 2006
Signature: _____

Grantee or Agent

Subscribed and sworn to before
me by the said Agent
this 13 day of July, 2006.

Notary Public Mary Beth Highlander



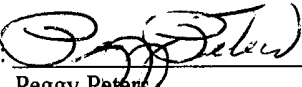
Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Vice President the day and year first above written.

**ATG TRUST COMPANY SUCCESSOR TO
THE NORTHERN TRUST COMPANY, Successor by Merger to
Northern Trust Bank/Lake Forest National Association**
as Trustee as aforesaid, (not personally or individually),

By:  Vice President
Peggy Peters

State of Illinois,
S.S.
COUNTY OF LAKE,

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO
HEREBY CERTIFY, that the above named Vice President of **ATG TRUST COMPANY
SUCCESSOR TO THE NORTHERN TRUST COMPANY, Successor by Merger to Northern
Trust Bank/Lake Forest National Association** personally known to me to be the same person
whose name is subscribed to the foregoing instrument as such Vice President, appeared before me
this day in person and acknowledged that she signed and delivered the said instrument as her own
free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and
purposes therein set forth, and the said Vice President did also then and there acknowledge that
he/she, as Custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of
said Corporation to said instrument as his/her own free and voluntary act, and as the free and
voluntary act of said Corporation, for the uses and purposes therein set forth.

NOTICE

This Deed must be delivered to the RECORDER OF DEEDS of the County in which the property is located, and recorded by him in order to show that ownership has been conveyed by the Trust Company to you. Request COUNTY TREASURER to change name and address for future tax bills.

Given under my hand and Notarial Seal Date June 2, 2006

Official Seal
Linda L. Nelson
Notary Public State of Illinois
My Commission Expires 08/14/07

PREPARED BY
ATG TRUST
COMPANY
265 EAST DEERPATH
LAKE FOREST, IL 60045



Notary Public

Tax Mailing Address _____

D NAME Joseph KAPLAN
E
L STREET 1632 N. Mohawk St.
I
V CITY Chicago IL 60614
E
R
Y

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE
1632 North Mohawk, Chicago, IL 60614

OR

INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER