

# UNOFFICIAL COPY

## DEED IN TRUST (Illinois)

**THE GRANTOR**, KING C. STUTZMAN, married to Frances T. Stutzman, of the County of Cook and State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, **Conveys and Quit Claims** unto

KING C. STUTZMAN  
4962 Fairway Drive  
Wilmette, Illinois 60091

as Trustee under the provisions of a Trust Agreement dated the 19<sup>th</sup> day of June, 2006, and known as the KING C. STUTZMAN TRUST (such trustee hereinafter referred to as "said trustee", regardless of the number of trustees, and the trust hereinafter referred to as the "Trust Agreement"), and unto all and every successor or successors in trust under said Trust Agreement, the following described real estate in the County of Cook and State of Illinois, to-wit:

### LEGAL DESCRIPTION:

See Attached Exhibit A

**Permanent Real Estate Index Number(s): 17-04-218-043-1028**

**Address of real estate:** 1339 NORTH DEARBORN, UNIT 5D, CHICAGO, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY  
**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts 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 and subdivide said premises or any part thereof; to dedicate parks, street, 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 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 or 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 99 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 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



Doc#: 0636231106 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2006 11:15 AM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

Box 400-CTCC

7369277-Dd-Tms (1 of 1)

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money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied 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 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 the 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.

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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 12<sup>th</sup> day of September 2006.

*King C. Stutzman*  
KING C. STUTZMAN

State of Illinois )  
                                  ) SS.  
County of Cook )

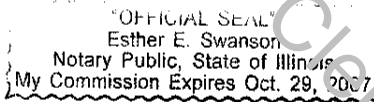
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **KING C. STUTZMAN**, married to Frances T. Stutzman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument 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 official seal, this 12<sup>th</sup> day of September, 2006.

*Esther E. Swanson*  
NOTARY PUBLIC

Commission expires October 29, 2007

**THIS INSTRUMENT WAS PREPARED BY:**



Richard B. Thies  
Hamilton Thies Lorch & Hagnell LLP  
200 South Wacker Drive, Suite 3800  
Chicago, IL 60606

**MAIL TO & SEND SUBSEQUENT TAX BILLS TO:**

KING C. STUTZMAN  
4062 Fairway Drive  
Wilmette, IL 60091

**MAIL RECORDED DEED TO:**

Richard B. Thies  
Hamilton Thies Lorch & Hagnell LLP  
200 South Wacker Drive, Suite 3800  
Chicago, IL 60606

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## EXHIBIT A

UNIT 5D IN THE 1339 NORTH DEARBORN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

SUB-LOT 5 IN ASSESSOR'S DIVISION OF LOT 8 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 2:

THE NORTH 25 FEET OF THE WEST 139.29 FEET (EXCEPT THAT PART THEREOF DEDICATED FOR PUBLIC ALLEY AND ALSO EXCEPT THE 2 FEET LYING NORTH OF AND ADJOINING SAID ALLEY DEDICATED TO KATHERINE P. SHAM) OF LOT 7 OF BRONSON'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHEAST  $1/4$  OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 3:

SUB-LOT 6 IN ASSESSOR'S DIVISION OF LOT 8 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL 4:

THAT PART OF THE NORTH 25.00 FEET OF LOT 7 OF BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE WEST LINE OF ITS NORTHERLY EXTENSION OF THE PUBLIC ALLEY DEDICATED BY DOCUMENT NUMBER 132784 RECORDED MAY 2, 1877 NOW VACATED AND LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 5 IN ASSESSOR'S DIVISION OF LOT 8 OF BRONSON'S ADDITION TO CHICAGO AFORESAID, EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART DEDICATED BY DOCUMENT 132784, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 5:

THAT PART OF THE PUBLIC ALLEY DEDICATED BY DOCUMENT 132784 (NOW VACATED) LYING NORTH OF THE SOUTH LINE OF THE NORTH 25.00 FEET OF LOT 7 IN BRONSON'S ADDITION TO CHOG IN 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 25383595 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

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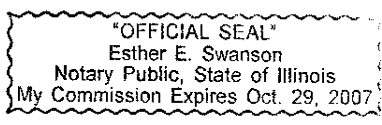
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or the Grantor's agent affirms that, to the best of the Grantor's knowledge, the name of the Grantor 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 September 12, 2006. Signature: King C. Stutzman

Grantor or Agent  
Subscribed and sworn to before  
me by the said Grantor/Agent  
this 12<sup>th</sup> day of September, 2006.

Esther E. Swanson  
Notary Public

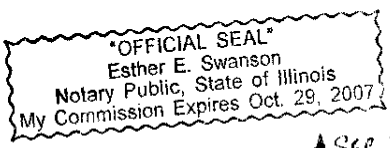


The Grantee or the Grantee's agent affirms that, to the best of the Grantee's knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

Dated September 12, 2006. Signature: King C. Stutzman

Grantee or Agent  
Subscribed and sworn to before  
me by the said Grantee/Agent  
this 12<sup>th</sup> day of September, 2006.

Esther E. Swanson  
Notary Public



Sec. 200 of THE Chicago  
TRANSACTION

This transaction is exempt under the provisions of paragraph (e) 35 ILCS 200/31-45, the Real Estate Transfer Tax Law.

[Signature]  
Attorney

Date: 9/12, 2006

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 of Section 4 of the Illinois Real Estate Transfer Tax Act.)