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DEED IN TRUST

PREPARED BY and MAIL TO: Patricia Brosterhous One N. LaSalle St., Suite 1350 Chicago, Illinois 60602

Send subsequent tax bills to: Ms. Esther Levine 431 W. Oakdale, 4B Chicago, Illinois 60657



Doc#: 0700431015 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/04/2007 10:45 AM Pg: 1 of 3

The Granto:, Esther LeVine, a single woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is here by acknowledged, hereby conveys and warrants to Esther LeVine, and her successors, as Trustee of the Esther Levine Revocable Trust, under the terms and provisions of a certain Trust Agreement dated the 20th day of December, 2006, and designated as the Esther LeVine Revocable Trust, (the "Trust Agreement"), and to any and all successors as Trustee appointed under the Trust Agreement, or who may be legally appointed, the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

UNIT NO. 4 "B" IN OAKDALE TOWERS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 6 AND THE EAST 16 2/3 FEET OF LOT 7 IN BLOCK 2 IN GILBERT HUBBARD'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST CF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25371311 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 14-28-118-045-1013

Address of Grantees and of Property: 431 W. Oakdale, Unit 4B, Chicago, Illinois 60,657

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

- The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with our without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
- Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said

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instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

- The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as
- In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, a Successor Trustee as provided in the Trust Agreement is then appointed as Successor Trustee herein with like cowers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of anc above real estate now is or hereafter shall be registered, the Registrar of Titles is

directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of nomestead from sale or execution or otherwise. DATED this <u>20</u> day of December, 2006. OUNTY C/G STATE OF ILLINOIS) SS COUNTY OF COOK I, the undersigned, a Notary Public in and for said County, in the State af esaid, DO HEREBY CERTIFY that, Esther Levine, an unmarried person, 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 purpose therein set forth. Given under my hand and official seal, this 20 day of 20 day of 20OFFICIAL SEAL Notary Public My Commission expire ... IKENE S BREVVICK
NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/02/09 I hereby declare this Deed represents a transaction exempt under the provisions of Paragraph E, Section 4, of the Dated: December 20, 2006 Signed: Time Grewn

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STATEMENT BY GRANTOR AND GRANTEE

The grantors 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 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.

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Dated: December 20, 2006	
Esther LeVine, Grantor	
Subscribed and swern to before	
me by the said Granto's this Anday of December, 2006	OFFICIAL SEAL IRENE S BREWICK
Notary Public Level Succoult My commission expires:	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/02/09
partnership authorized to do business or	nat the name of the grantee shown on the deed or is either a natural person, an Illinois corporation or acquire and hold title to real estate in Illinois, a and hold title to real estate in Illinois, or other entity ess or acquire title to real estate under the laws of the
Dated: December <u>30</u> 2006	<u> </u>
Esther Lewine, Trustee of the Esther Levine Revocable Trust, Grantee	COTTS O
Subscribed and sworn to before me by the said Grantee this day of December, 2006. Notary Public Acros Security My commission expires:	OFFICIAL SEAL IRENE S BREWICK NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:04/02/09
NOTE: Any person who knowingly submits of t	

NOTE: Any person who knowingly submits 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.