



Doc#: 0705234108 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/21/2007 01:41 PM Pg: 1 of 4

## WARRANTY DEED IN TRUST

The **GRANTORS**, JAMES E. HAYES AND MINNIE MARIE HAYES, husband and wife, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten (10.00) Dollars, and other good and valuable considerations in hand paid, CONVEY and WARRANT unto MINNIE MARIE HAYES, 431 Sheridan Road,

Kenilworth, IL 60043, as Trustee under the provisions of a Trust Agreement dated the 25th day of August, 1995, known as the MINNIE MARIE HAYES TRUST AGREEMENT, AS AMENDED AND RESTATED (hereinafter referred to as a "said trustee", regardless of the number of trustees of that trust, and as a "said trust agreement"), **GRANTEE**, and unto all and every successor or successors in trust under said trust agreement, all of her right, title and interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Real Estate Index Number: 17-03-215-013-1145

Address of Property: 900 N. Lake Shore Drive, Unit 1014, Chicago, IL 60611

**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.

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 money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of said trust agreement 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 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 said 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, her, his or their predecessor in trust.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles 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

And the said grantors hereby expressly waive and release 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 grantors aforesaid have hereunto set their hands this 20<sup>th</sup> day of February, 2007.

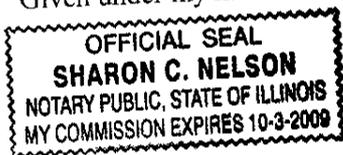
James E. Hayes  
JAMES E. HAYES

Minnie Marie Hayes  
MINNIE MARIE HAYES

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 JAMES E. HAYES and MINNIE MARIE HAYES, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20<sup>th</sup> day of February, 2007



Sharon C. Nelson  
NOTARY PUBLIC

THIS CONVEYANCE IS EXEMPT UNDER 35 ILCS 200/31-45, PARAGRAPH (e).

Date: 2-17-07

Sharon C. Nelson  
Buyer, Seller or Representative

This instrument prepared by and after recording return to:  
Sharon C. Nelson  
Foley & Lardner LLP  
321 N. Clark Street, Suite 2800  
Chicago, IL 60610

Mail subsequent real estate tax bills to:  
Minnie Marie Hayes, as Trustee  
431 Sheridan Road  
Kenilworth, IL 60043

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

UNIT NUMBER 1014 IN 900-910 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, ALL INCLUSIVE, AND LOTS 46 AND 47, IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 900-910 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 12, 1979 AND KNOWN AS TRUST NUMBER 46033 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25134005; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACES COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PIN: 17-03-215-013-1145

Address of Property: 900 N. Lake Shore Drive, Unit 1014, Chicago, IL 60611

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

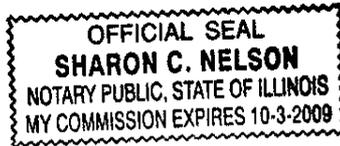
The grantors or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real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

Dated: 2/20, 2007

Signature:

James E. Hayes  
Grantor or agent

Subscribed and sworn to before me  
this 20<sup>th</sup> day of February, 2007



Notary Public Sharon C. Nelson

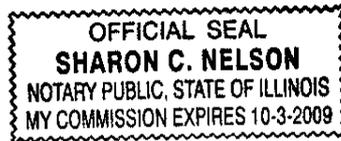
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated: 2/20, 2007

Signature:

Christine David Hayes  
Grantee or agent

Subscribed and sworn to before me  
this 20<sup>th</sup> day of February, 2007



Notary Public Sharon C. Nelson

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A 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, IL if exempt under provisions of Section 4 of Ill. Real Estate Transfer Tax Act.]