

**QUIT CLAIM
DEED IN TRUST**

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Doc#: 0712050040 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/30/2007 02:25 PM Pg: 1 of 4

Michael A. Hinz, and Irene E. Hinz, of 7750 N. Sheridan, Unit 27, Chicago, IL 60626, for and in consideration of TEN & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND QUITCLAIM, all interest to MICHAEL A. HINZ, OR HIS SUCCESSOR IN TRUST, AS THE TRUSTEE OF THE MICHAEL A. HINZ REVOCABLE TRUST DATED DECEMBER 28, 2005.

in the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Parcel Identification Number (PIN): 17-10-132-037-1367.

Address of Real Estate: 405 N. Wabash Ave. Apt 2601, Chicago, IL 60611

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:

1. 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 or 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.

2. 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 enquire 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 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 she/he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

Handwritten initials

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3. 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 stated.

4. In the event of the inability, refusal of the Trustee herein named, to act or upon his or her removal from the County, the named Successor Trustee, IN ACCORDANCE WITH DECLARATION OF TRUST is then appointed as Successor Trustee herein with like powers 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 the 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 case made and provided.

The Grantors 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 homestead from sale or execution or otherwise.

DATED this 14 day of November 2006.

Michael A. Hinz
MICHAEL A. HINZ

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL A. HINZ, 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.

IMPRESS SEAL HERE



Andrew D. Werth
Andrew D. Werth

Given under my hand official seal, this 14th day of November 2006.

This instrument prepared by: Andrew D. Werth and Associates, 2822 Central Street, Evanston, IL 60201

MAIL TO:

Andrew D. Werth and Associates
2822 Central Street
Evanston, IL 60201

SEND SUBSEQUENT TAX BILLS TO:

MICHAEL A. HINZ
7750 N. Sheridan #27,
Chicago, IL 60626

RECORDER'S OFFICE BOX NO _____

DEED IN TRUST, page 2

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Parcel 1 Unit 2601 in the River Plaza Condominium as delineated on a survey of the following described real estate: Lots 3, 5, 8, 15, 16, 17, 19, 20, 22, 31 to 39, both inclusive, 41, and 44 to 48, both inclusive, in River Plaza Resubdivision of Land, Property and Space of Lots 1 to 12 and vacated alley in Block 5 in Kinzie's Addn to Chicago in the Northwest 1/4 of Section 10, Township 39 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 94758753 together with its undivided percentage interest in the common elements.

Parcel 2 Easement for the benefit of Parcel 1 for ingress, egress, use and enjoyment of the property as set forth in the River Plaza Declaration of Covenants, Conditions, Restrictions, and Easements recorded as Document Number 94758750.

Trustee also hereby grants to the Grantee, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in the Declaration of Condominium, aforesaid, and Trustee reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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STATEMENT BY GRANTOR AND GRANTEE

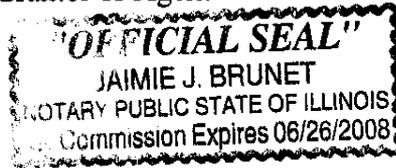
The Grantor(s) or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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.

Dated March 21, 2007

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
by the said **Andrew D. Werth**
March 21, 2007



Notary Public _____

The Grantee(s) or his/her Agent affirms and verifies that the name of the Grantee(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), 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 and hold title to real estate under the laws of the State of Illinois.

Dated March 21, 2007

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
by the said **Andrew D. Werth**
March 21, 2007



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 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.)

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45

Sub par. E and Cook County Ord. 93-0-27 par. E

Date: March 21, 2007

Sign. _____

Andrew D. Werth