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Doc#: 0726034102 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/17/2007 02:00 PM Pg: 1 of 4

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, David Rice, an unmarried man, of Unit 1F, 1920 N Seminary, Chicago, Illinois 60614, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and quitclaims unto David J. Rice, not personally, but as Trustee of the David J. Rice Declaration of Trust, dated August 17, 2007, of Unit 1F, 1920 N. Seminary, Chicago, Illinois 60614, and his successors in trust, as amended from time to time, his entire interest as Grantor in and to the following described parcel of real estate in Cook County, Illinois to wit:

UNIT 1-F IN SEMINARY FLATIRON CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PARCEL A:

LOTS 88 AND 89 IN WEBSTER SUBDIVISION OF LOT 3 AND NORTH PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND

PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF PARKING SEVEN AUTOMOBILES ON THE PARCEL OF REAL ESTATE LEGALLY DESCRIBED AS LOTS 90, 91 AND 92 IN WEBSTER SUBDIVISION O AND LOT 3 AND NORTH PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL, MERIDIAN, PURSUANT TO DECLARATION AND GRANT OF EASEMENT BY AND BETWEEN AETNA BANKER'S AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 29, 1975 AND KNOWN AS TRUST NUMBER 10-1983 AND BANK OF ELK GROVE AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1983 AND KNOWN AS TRUST NUMBER 2252 AND RECORDED AS DOCUMENT NUMBER 86100372:

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM MADE BY USAMERIBANC/ELK GROVE, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1983 KNOWN AS TRUST NUMBER 2252 AND RECORDED AS DOCUMENT 89395248. ON AUGUST 24, 1989, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THIS TRANSACTION EXEMPT UNDER PARAGRAPH (e), SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.

David J. Rice, Grantor or Agent
Date: 09-17-2007

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PIN: 14-32-400-088-1006

Commonly known as: Unit 1F, 1920 N. Seminary, Chicago, Illinois 60614

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 set forth.

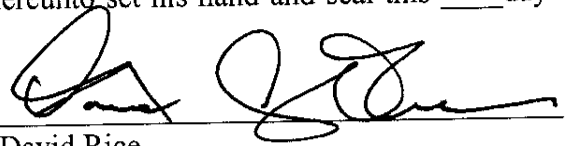
Full power and authority is hereby granted to said Trustee and his successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; 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 the owner thereof to do, 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 his successors 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, 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 necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or his successors in trust 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 created by these indentures and by said Trust was in full force and effect, (b) that such conveyances or other instruments were executed in accordance with the trust, conditions and limitations contained in these indentures and in said Trust or in some amendment thereof and are 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 by 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 their predecessors in trust.

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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 17 day of September, 2007.


David Rice

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

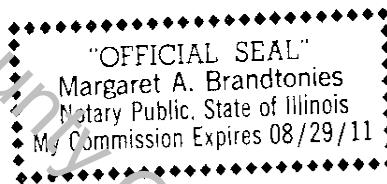
I, Margaret Brandtonies, a Notary Public in and for said County, in the state aforesaid, do hereby certify that David Rice, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of September, 2007.


Notary Public

AFTER RECORDING MAIL TO:

Jean M. Langie, Esq.
Vedder, Price, Kaufman & Kammholz, P.C.
222 N. LaSalle Street, Suite 2500
Chicago, IL 60601-1003



SEND SUBSEQUENT TAX BILLS TO:

David J. Rice, Trustee
Unit 1F
1920 N. Seminary
Chicago, IL 60614

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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 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 September 17, 2007

Signature: *Jehan S. Menias*
Grantor or Agent

Subscribed and sworn to before
me by the said Agent

this 17 day of September, 2007

Jehan S. Menias

Notary Public



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 is either a natural person, an Illinois corporation or a 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 17, 2007

Signature: *Jehan S. Menias*
Grantee or Agent

Subscribed and sworn to before
me by the said Agent

this 17 day of September, 2007

Jehan S. Menias

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.