



Doc#: 0801544023 Fee: \$30.
Eugene "Gene" Moore RHSP Fee: \$10
Cook County Recorder of Deeds
Date: 01/15/2008 11:43 AM Pg: 1 of

DEED IN TRUST
(Illinois)

This document was prepared by
and after recording, return to:
Michael O. Hartz, Esq.
Katten Muchin Rosenman LLP
525 West Monroe Street
Chicago, Illinois 60661-3693

(The Above Space for Recorder's Use Only)

THE GRANTORS, Lewis Greenbaum and Rosalyn H. Kagan, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto Rosalyn H. Kagan, not individually, but solely as Trustee under the provisions of a Declaration of Trust dated the 7th day of May, 1996, and known as the Rosalyn H. Kagan Revocable Trust (hereinafter referred to as "said trustee," regardless of the number of trustees), whose residence is 1302 N. Sutton Place, Chicago, Illinois 60610, GRANTEE, and unto all and every successor or successors in trust under said trust agreement, all of their right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 2-A-10

THAT PART OF A TRACT OF LAND DESCRIBED AS FOLLOWS (SAID TRACT TO BE DESCRIBED HEREINAFTER): COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID TRACT 63.92 FEET; THENCE NORTH 90°00'00" EAST 24.35 FEET; THENCE SOUTH 00°00'00" EAST 3.67 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00°00'00" EAST 55.70 FEET; THENCE NORTH 90°00'00" EAST 24.35 FEET; THENCE NORTH 00°00'00" EAST 55.70 FEET; THENCE SOUTH 90°00'00" WEST 24.35 FEET TO THE PLACE OF BEGINNING;

THE ABOVE DESCRIBED PARCEL BEING A PART OF A TRACT OF LAND COMPRISING ALL OF LOT 14 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER THREE, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, ALSO ALL OF LOTS 20, 21 AND 22 AND PARTS OF LOTS 23 AND 24 IN ASSESSOR'S DIVISION OF LOTS 16 TO 23 INCLUSIVE IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14 AND RUNNING THENCE NORTH 00°00'00" EAST ON THE WEST LINE OF SAID LOT 14 AND THE WEST LINE OF SAID LOTS 20, 21, 22, 23 AND 24, THE SAME BEING THE EAST LINE OF NORTH CLARK STREET FOR A DISTANCE OF 264.58 FEET; THENCE NORTH 90°00'00" EAST 81.66 FEET; THENCE SOUTH 00°00'00" EAST 23.47 FEET; THENCE NORTH 90°00'00" EAST 67.90 FEET TO THE WEST LINE OF A 20 FOOT PUBLIC ALLEY, THE SAME BEING THE EAST LINE OF SAID LOT 14 AND THE EAST LINE OF SAID LOTS 20, 21, 22 AND 23; THENCE SOUTH 00°01'49" WEST ALONG SAID ALLEY LINE 241.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE NORTH 89°45'39" WEST ON THE SOUTH LINE OF SAID LOT 14, THE SAME BEING THE NORTH LINE OF WEST GOETHE STREET FOR A DISTANCE OF 149.43 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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SUBJECT TO: Ordinances in Document Nos. 18458881, 20427303, 20680356 and LR2154318; Easements in Document Nos. 23774299, 24131666 and 24598871; and Covenants and Restrictions in Document Nos. 23823298, 23805027, LR 2919401, 24351547 and LR3002764.

I hereby declare this Deed represents a transaction exempt under the provisions of ¶E, 35 ILCS 200/31-45 of the Real Estate Transfer Tax Law, and ¶E, §6 of the Cook County Real Property Transfer Tax Ordinance, and ¶E of Chap. 3-33-060 of the Chicago Real Property Transfer Tax Ordinance.

Dated: 4/4/08

Signed: Michael O. Hartz
Michael O. Hartz, Attorney

THIS IS HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 17-04-217-090

Address of Real Estate: 1302 N. Sutton Place, Chicago, Illinois 60610

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, streets, 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 198 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 of 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 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 created by this Indenture and by 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 this Indenture and 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, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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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.

And the said grantors hereby expressly waive and release any and all rights 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 4th day of January, 2008.

Lewis Greenbaum
Lewis Greenbaum

Rosalyn H. Kagan
Rosalyn H. Kagan

State of Illinois

County of COOK

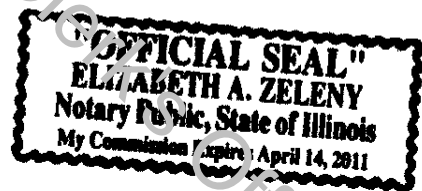
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Lewis Greenbaum and Rosalyn H. Kagan, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 4th day of JANUARY, 2008.

Commission expires: 4-14-11

Elizabeth A. Zelency
NOTARY PUBLIC

SEND REAL ESTATE TAX BILLS TO: Rosalyn H. Kagan, Trustee
1302 N. Sutton Place
Chicago, Illinois 60610



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STATEMENT BY GRANTOR AND GRANTEE

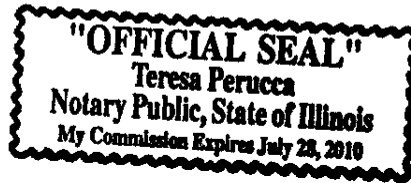
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: January 4, 2008

By: Michael O. Hartz
Michael O. Hartz, Agent
Katten Muchin Rosenman LLP
525 W. Monroe Street
Chicago, Illinois 60661-3693

Subscribed and sworn to before me by the said Michael O. Hartz, this 4th day of January, 2008.

Notary Public Teresa Perucca



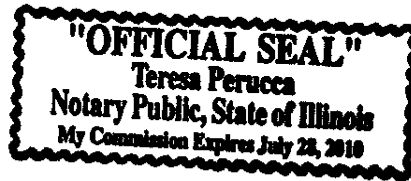
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: January 4, 2008

By: Michael O. Hartz
Michael O. Hartz, Agent
Katten Muchin Rosenman LLP
525 West Monroe Street
Chicago, Illinois 60661-3693

Subscribed and sworn to before me by the said Michael O. Hartz, this 4th day of January, 2008.

Notary Public Teresa Perucca



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 Section 4 of the Illinois Real Estate Transfer Tax Act]