

# UNOFFICIAL COPY

## DEED IN TRUST

THIS INDENTURE, is made this 14<sup>th</sup> day of December, 2007, between CHARLES S. WASSERMAN and DIANE C. WASSERMAN, husband and wife, not as joint tenants or tenants in Common but as tenants by the entireties for and in consideration of Ten (\$10.00) Dollars in hand paid hereafter collectively referred to as the Grantor, CONVEY and WARRANT an undivided 50% interest to CHARLES S. WASSERMAN as Trustee of the CHARLES S. WASSERMAN DECLARATION OF TRUST August 14, 1995, and his successors, as amended and restated, and an undivided 50% interest to DIANE C. WASSERMAN, as Trustee of the DIANE C. WASSERMAN DECLARATION OF TRUST dated September 23, 1993, as amended and her successors, hereafter collectively referred to as the Grantee.



Doc#: 0803239065 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/01/2008 01:20 PM Pg: 1 of 5

WITNESSETH, The Grantor, in consideration of the sum of TEN (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto the Grantee, in fee simple, the following described real estate, situated in the County of COOK and State of ILLINOIS, to wit:

(See Attached)

Permanent Real Estate Index Number(s): 17-04-203-081/094/100/101/102/103  
Address of Real Estate: 1414 North Wells, Unit 602 and P12 and P4 Chicago, Illinois 60610

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining upon the trust and for the uses and purposes herein and in said Trust Agreements set forth. Full power and authority is hereby granted to said Grantee, in his capacity as Trustee as hereafter set forth, to deal with said real estate and every part thereof in all ways and for such considerations as it would be lawful for any person owning the same to deal with the same, pursuant to the terms of the Trust Agreements as set forth below.

Grantor hereby expressly waives and releases 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 homestead from sale and execution or otherwise.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate as often as desired, to contract to sell, grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate 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 real estate, or part thereof, from time to time, in possession or reversion, by lease 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 99 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 partition or to

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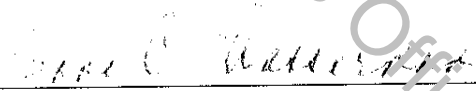
contract to make leases and to grant options to lease and options to renew leases and options to partition or to exchange said real estate or any part thereof, for other real or personal property, to grant easement or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, 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 any person owning 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, or any 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, or any successors in trust, be obliged to see to the application of any purchase money, or rent, 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 any of the terms of said Trust, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successors in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under any such conveyance, lease or other instrument (i) that at the time of delivery thereof that trust created by this Indenture and by said Declarations of Trust was in full force and effect; (ii) that said conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Declarations of Trust or in all amendments thereof, if any, and binding upon all beneficiaries thereunder; (iii) that said Trustee, or any successors in trust, were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (iv) 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.

IN WITNESS WHEREOF, Grantor, as aforesaid, have hereunder set their hand and seal the day and year first above written.

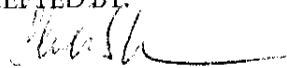


CHARLES S. WASSERMAN, Grantor



DIANE C. WASSERMAN, Grantor

ACCEPTED BY:



CHARLES S. WASSERMAN, as Trustee of the DECLARATION OF TRUST dated August 14, 1995, as amended and restated, and his successors



DIANE C. WASSERMAN, as Trustee of the DECLARATION OF TRUST dated September 23, 1993, as amended, and her successors

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We hereby certify that the foregoing Deed in Trust was on the date thereof, signed, sealed, published and declared by CHARLES S. WASSERMAN and DIANE C. WASSERMAN, husband and wife in our presence, who at their request and in their presence and in the presence of each other have hereunto subscribed their names as witnesses thereto, believing the said CHARLES S. WASSERMAN and DIANE C. WASSERMAN at the time of so signing to be of sound mind and memory.

[Signature] Residing at 24 N. LaSalle

Chicago, Ill 60602

Veda Hunt Residing at 134 N. LaSalle

Chicago, Ill 60602

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, a Notary Public, hereby certify that CHARLES S. WASSERMAN and DIANE C. WASSERMAN, husband and wife, are personally known to me to be the same persons whose names are signed to the foregoing instrument, appeared before me this day, in person, and acknowledged that they signed the instrument as their free and voluntary act, for the purposes therein set forth.

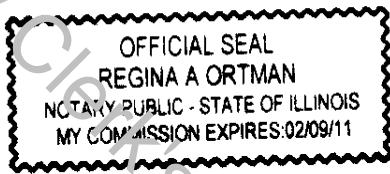
GIVEN under my hand and official seal this 19<sup>th</sup> day of

December 2007.

[Signature]  
Notary Public

This transaction is exempt from Revenue Stamps under this Paragraph 4, Section E of the Illinois Department of Revenue Code

[Signature]  
Nathan J. Fisher, Attorney



PREPARED BY:

**NATHAN J. FISHER, ESQ.**  
134 North LaSalle Street  
Suite 2100  
Chicago, Illinois 60602

MAIL TO:

**MR. and MRS. CHARLES S. WASSERMAN**  
141 North Wells, Unit 602  
Chicago, Illinois 60610

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UNIT 602 AND P-4 AND P-12 IN 1414 WELLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 15, 1995, AS DOCUMENT NUMBER 95389324; AND AMENDED BY DOCUMENT NUMBER 95431147 DATED JULY 3, 1995, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

P.I.N.        17-04-203-081  
                  17-04-203-094  
                  17-04-203-100  
                  17-04-203-101  
                  17-04-203-102  
                  17-04-203-103

Commonly known as 1414 North Wells, Unit #602, P-4 and P-12, Chicago, Illinois 60610

SUBJECT ONLY TO: (1) REAL ESTATE TAXES NOT YET DUE AND PAYABLE; (2) PRIVATE, PUBLIC, AND UTILITY EASEMENTS; (3) APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; (4) ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AND A RESERVATION BY THE TRUSTEE (AS HEREINAFTER DEFINED) TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; (5) PROVISIONS OF THE ACT AND CODE; (6) SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; (7) ACTS OF BUYER; (8) ENCROACHMENTS, IF ANY; AND (9) COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD. WHICH ARE NOT VIOLATED BY THE IMPROVEMENT AND CONTAIN NO RIGHT OF REVERTER OR RE-ENTRY. (RF)

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR 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.

THIS DEED SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

- (A) THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;
- (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL;
- (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM

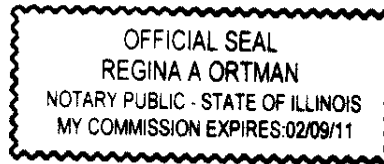
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## STATEMENT BY GRANTOR AND GRANTEE

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: 12-19-07 Yada Hei

Subscribed and sworn to before me this 19th day of December, 2007.

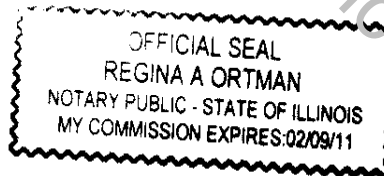


Regina A. Ortman  
Notary Public

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 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: 12-19-07 Yada Hei

Subscribed and sworn to before me this 19th day of December, 2007.



Regina A. Ortman  
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.)