

# UNOFFICIAL COPY



Doc#: 0809154062 Fee: \$42.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/31/2008 01:09 PM Pg: 1 of 4

## DEED IN TRUST (ILLINOIS)

Above Space for Recorder's use only

**THE GRANTOR, LILLIAN M. WITTNER**, a widow and not since remarried, of the County of Sonoma and State of California, for and in consideration of TEN (10) DOLLARS, and other good and valuable considerations in hand paid, Conveys and WARRANTS unto,

LILLIAN M. WITTNER and CHARLES H. SEEBOCK  
101 Ely Boulevard South  
Apartment 255  
Petaluma, CA. 94954

As Trustees under the provisions of a trust agreement dated the 13<sup>th</sup> day of June, 2007, and known as The John J. and Lillian M. Wittner Revocable Trust (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Exempt under the provisions of 35 ILCS 200/31-45(e)

Permanent Real Estate Index Number: 12-11-104-034-1053

Address of real estate: 8727 West Bryn Mawr, #704D Chicago, IL. 60631

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, street, 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 on 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 or 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.

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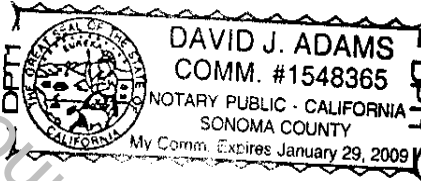
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or an part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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, her, 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.

And the said 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 25<sup>th</sup> day of February, 2008.

Lillian M. Wittner (SEAL)  
Lillian M. Wittner



State of California, County of Sonoma ss.

IMPRESS  
SEAL  
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LILLIAN M. WITTNER, 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 she signed, sealed and delivered the said instrument as her 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 official seal this 25 day of February, 2008.

Commission expires 1/29/2009

David J. Adams

, NOTARY PUBLIC

This instrument was prepared by Timothy F. Moran; 4742 No. Cumberland; Chicago, IL 60656.

MAIL TO —

SEND SUBSEQUENT TAX BILL TO —

Lillian M. Wittner  
(Name)  
101 Ely Blvd. S. - Apt. #255  
(Address)  
Petaluma, CA 94954-4808  
(City, State and Zip)

Lillian M. Wittner  
(Name)  
101 Ely Blvd. S. - Apt. #255  
(Address)  
Petaluma, CA 94954-4808  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT "A"

### Legal Description

#### PARCEL 1:

UNIT NO. 704 IN 8727 W. BRYN MAWR CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 21 TO 26 AND PART OF LOTS 35 TO 41, INCLUSIVE IN CHICAGO'S FORSEY RIDGE ESTATES, BEING A SUBDIVISION OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 10, 2004 AS DOCUMENT NO. 0416239080, AS AMENDED BY DOCUMENT NO. 0424027018 RECORDED AUGUST 27, 2004 AND BY DOCUMENT NO. 0426018031 RECORDED SEPTEMBER 16, 2004 AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE 53 AND PARKING P-53, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED JUNE 10, 2004 AS DOCUMENT NO. 0416239080 AS AMENDED BY DOCUMENT NO. 0424027018 RECORDED AUGUST 27, 2004 AND DOCUMENT NO. 0426018031 RECORDED SEPTEMBER 16, 2004 AND AS FURTHER AMENDED FROM TIME TO TIME.

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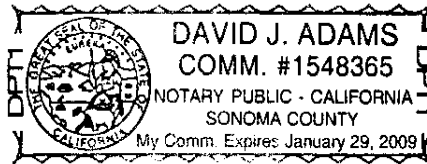
## STATEMENT BY GRANTOR AND GRANTEE

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 Feb 25<sup>th</sup>, 2008

Signature: Steven M. Wittner  
Grantor or Agent

Subscribed and sworn to before  
me by the said GRANTOR  
this 25 day of February,  
20 08  
Notary Public [Signature]

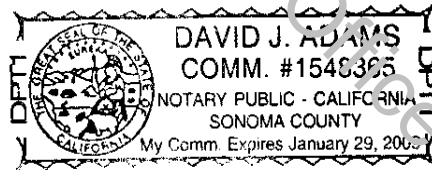


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Feb 25<sup>th</sup>, 2008

Signature: Steven M. Wittner  
Grantee or Agent

Subscribed and sworn to before  
me by the said GRANTEE  
this 25 day of February,  
20 08  
Notary Public [Signature]



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.)