

# UNOFFICIAL COPY



0816329021

## TRUSTEE'S DEED- QUITCLAIM DEED IN TRUST

Doc#: 0816329021 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/11/2008 10:44 AM Pg: 1 of 5

THIS TRUSTEE'S DEED-QUITCLAIM DEED IN TRUST made this ~~30th~~ day of April, 2008 by and between David L. Chase, not individually, but as Trustee of the David L. Chase Declaration of Trust, of the City of Chicago, County of Cook, and State of Illinois and (the "Grantor"), and 1538 W. Adams Street Land Trust, whose address is 501 Silverside Road, Suite 87UU, Wilmington, DE 19809 (the "Grantee" and also hereinafter collectively referred to as "said trustee", regardless of the number of trustee), and unto all and every successor or successors in trust under said trust.

WITNESSETH, that the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor, as trustee of the above-described trust, and of every other power and authority of the Grantor hereunto enabling, hereby CONVEYS and QUIT CLAIMS unto the Grantee all of the Grantors' interest in and to the following described real estate, situated in the County of Cook and State of Illinois, to wit:

**SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.**

Permanent Real Estate Index Number: 17-17-106-023-0000.

Commonly known as: 1538 West Adams Street, Chicago, Illinois 60607.

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 premises 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 premises, or any part thereof; to lease said premises, or any part thereof, from time to time, 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 thereof; to partition or to exchange said premises, 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 premises and every part thereof in all other

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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 the trusts 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 the trust agreements governing said trusts; 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 Trustee's Deed-Quitclaim Deed in Trust and by said trust agreements was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Trustee's Deed-Quitclaim Deed in Trust and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee were 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 trusts.

And the said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

TO HAVE AND TO HOLD the said premises together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

In Witness Whereof, the undersigned aforesaid has hereunto set his hand this 30 day of April, 2008.

  
\_\_\_\_\_  
David L. Chase, as Trustee

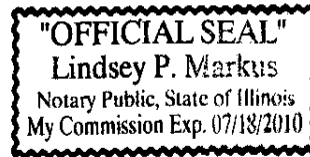
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STATE OF ILLINOIS        )  
  )SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David L. Chase, not individually, but as Trustee of the David L. Chase Declaration of Trust, 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 as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of April, 2008.

Lindsey P. Markus  
Notary Public  
My commission expires: 07/18/2010



**This instrument was prepared by  
and after recording return to:**

Lindsey Paige Markus, Esq.  
Chuhak & Tecson, P.C.  
30 South Wacker Drive  
Suite 2600  
Chicago, Illinois 60606

**Send subsequent tax bills to:**

1528 W. Adams Street Land Trust  
501 Silverside Road, Suite 87UU  
Wilmington, DE 19809

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: April 30, 2008

[Signature]  
David L. Chase, as Trustee

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## LEGAL DESCRIPTION


**LOT 19 IN WALKER AND LAFLIN'S SUBDIVISION OF BLOCK 8 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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## STATEMENT BY GRANTOR AND GRANTEE

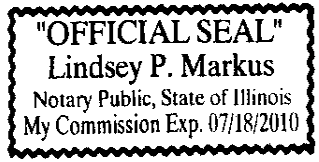
The grantor or its agent affirm that, to the best of its knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire and 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.

Date: April 30 2008

  
\_\_\_\_\_  
David J. Chase, as trustee

SUBSCRIBED and SWORN to before me this 30 day of April, 2008.


  
\_\_\_\_\_  
Notary Public  
My commission expires: 07/18/2010



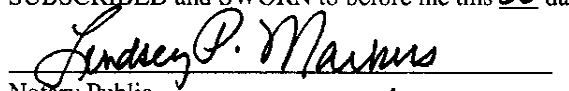
The grantee or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

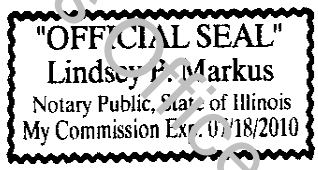
1536 W. Adams Land Trust

Date: April 30, 2008

Signature:   
\_\_\_\_\_  
Marlyn Rachal, as trustee

SUBSCRIBED and SWORN to before me this 30 day of April, 2008.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 07/18/2010



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 of Section 4 of the Illinois Real Estate Transfer Act.]