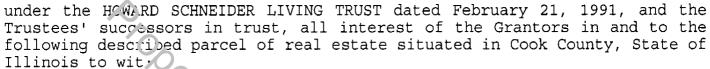
**1998-12-29 11:15:48** Cook County Recorder 27.50

DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, HOWARD S. SCHNEIDER for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, Conveys and Quitclaims unto HOWARD SCHNEIDER and TERRI K.

SCHNEIDER as Co-Trustees



See legal description attached hereto as Exhibit A

Common Address: 2545 West Fulton Street, Chicago, Illinois

P.I.N. 16-12-411-052-000)

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 Trustees and the Trustees' 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 Trustees see 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 Trustees 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 Trustees or the Trustees' 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 Trustees, 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 Trustees, 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 Trustees or the Trustees' successors in trust in relation to said



# **UNOFFICIAL COPY**

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 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 or in some amendment thereof and is binding upon all beneficiaries thereunder, (c) that said Trustees 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 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 predecessor in trust.

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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this $\frac{2^{15^c}}{2^{15^c}}$ day of $\frac{\rho_{scrab}}{\rho_{scrab}}$ , $\frac{1999}{1999}$ .
Exempt under provisions of Paragraph 4(ê) Section 31-45, Real Estate Transfer Tax Law.  Date: 12 Palar  A D. Howard Schweide
Signature of Sayer Howard S. Schneider Seller or Representative
STATE OF ILLINOIS )  SS.
COUNTY OF COOK )
I, Susan Harring Ton , a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CLRTIFY that HOWARD SCHNEIDER
County, in the State aforesaid, DO HEREBY CERTIFY that HOWARD SCHNEIDER 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, including the release and waiver of the right of homestead.
Given under my hand and notarial seal this $\frac{21^{5T}}{19}$ day of $\frac{D_{ccmbe}}{19}$ ,
My commission expires: Susan Harrington Notary Public, State of Illinois My Commission Exp. 06/25/2001
This instrument prepared by Send subsequent tax bills to

This instrument prepared by and after recording mail to: Robert K. Polovin Wolfe and Polovin 180 North LaSalle, Suite 2420 Chicago, Illinois 60601

Send subsequent tax bills to: Co-Trustees of the Howard Schneider Living Trust 2545 W. Fulton Street Chicago, Illinois 60612

## **UNOFFICIAL COPY**

#### EXHIBIT A

### LEGAL DESCRIPTION

LOTS 5 THRU 10, BOTH INCLUSIVE AND LOTS 12 THRU 32, BOTH INCLUSIVE, THE VACATED ALLEY LYING NORTH OF AND ADJACENT TO LOT 12, AND A PORTION OF ROCKWELL STREET LYING WEST OF AND ADJACENT TO LOTS 12 THROUGH 32 AND SAID VACATED ALLEY IN BLOCK 4 IN DAVIS ADDITION TO CHICAGO BEING THE EAST 15/16 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; AND ALSO THE WEST 13 FEET (AS MEASURED ALONG THE NORTH LINE) OF LOT 3, THE EAST 7 FEET (AS MEASURED ALONG THE NORTH LINE AND THE WEST 36 FEET (AS MEASURED ALONG THE NORTH LINE) OF LOT 4; AND ALSO A PORTION OF LOT 5 IN COUNTY CLERK'S DIVISION OF BLOCK 1 IN D. MCINTOSH'S SUBDIVISION IN PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12 (EXCEPT THE WEST 25 FEET THEREOF); BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF A SURVEY MADE BY GTERLEY-HOWARD-NORLIN, NOT INC. DATED JANUARY 12, 1978 AND REVISED JANUARY 21, 1978, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 10 (BEING THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF WEST FULTON STREET AND THE WESTERLY LINE OF SAID LOT 10); THENCE EASTWARDLY ALONG THE SOUTHERLY LINE OF WEST FULTON STREET AND THE NORTHERLY LINE OF LOTS 10 TEROUGH 5, AFORESAID, 144.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTHWARDLY ALONG THE EASTERLY LINE OF LOT 5, AFORESAID, 110.05 FEET TO THE SOUTHEAST CORNER THEREOF AND THE INTERSECTION OF THE NORTHERLY LINE OF VACATED ALLS'. VACATED AS PER DOCUMENT 18937879; THENCE WESTWARDLYALONG SAID DESCRIBED NORTHEFLY LINE AND THE SOUTHERLY LINE OF LOTS 5 THROUGH 10 AFORESAID, 43.15 FEET TO THE WESTERLY LINE PRODUCED NORTH OF THE VACATED ALLEY (VACATED AS PER AFOREMENTIONED DOCUMENT NO. 18937879) LYING EAST OF AND ADJACENT TO LOTS 12 THROUGH 32, INCLUSIVE; THENCE SOUTHWARDLY ALONG SAID WESTERLY LINE AND THE EASTERLY LINE OF LOTS 22 THROUGH 32, AFORESAID, 520.33 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3% (BEING THE SOUTHEAST CORNER OF SAID LOT 32); THENCE WESTWARDLY ALONG SAID SOUTHERLY LINE 66.25 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF AFOREMENTIONED WEST 13 FEET OF LOT 3; THENCE SOUTHWARDLY ALONG THE EAST LINE OF THE WEST 13 FEET, AFORESAID, 77.86 FEET TO A POINT ON THE NORTHERLY LINE OF LAKE STREET, AS PER DOCUMENT NO. 349790; THENCE WESTWARDLY ALONG SAID NORTHERLY LINE OF LAKE STREET 87.06 FEET TO A POINT 20 FEET EAST OF (MEASURED AT RIGHT ANGLES) TO THE CENTERLINE OF THE NEAR TRACK FORMERLY OF THE PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY, AS IT WAS LOCATED ON NOVEMBER 14, 1975; THENCE NORTHWARDLY ALONG A LINE 20 FEET LYST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE CENTERLINE OF SAID TRACK 456.67 FEET TO A POINT ON A CURVED LINE, CONVEX NORTHWESTERLY HAVING A RADIUS OF 427.12 FEET AND BEING CONCENTRIC WITH SAID RAILROAD TRACK; THENCE NORTHWARDLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 147.61 FEET TO A POINT IN THE SOUTHERLY LINE OF LOTS 5 THROUGH 10, AFORESAID, EXTENDED WEST; THENCE EASTWARDLY ALONG SAID SOUTHERLY LINE 26.46 FEET TO A POINT ON THE WEST LINE OF LOT 10 AFORESAID; THENCE

NORTHWARDLY ALONG SAID WEST LINE 110.05 FEET TO THE POINT OF BEGINNING

### 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, 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 12/2, 1998 Signature: Downth Offer
Grantór or Agent
Subscribed and sworn to before me by the said Aser this 215 day of Occerber,  1994  Notary Public  My Commission Exp. 06/25/2001
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 14, 199 Signature: West 1 Polor Grantee or Agent
Subscribed and sworn to before me by the said Ascord this 2.150 day of Occomber 1994.  Notary Public Susan Harrington My Commission Exp. 06/25/2001 My Commission Exp. 06/25/2001 Note: Any person who knowingly submits a false statement concerning the
identity of a grantee shall be guilty of a Class C misdemeanor

(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.)

offenses.

for the first offense and of a Class A misdemeanor for subsequent