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Doc#: 0824229052 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/29/2008 11:59 AM Pg: 1 of 5

QUOTCLAIM DEED IN TRUST

(The Above Space for Recorder's Use Only)

The grantors, Beverly A. Bajus and Donald A. Bajus, married to each other, and both of 340 E. Randolph St. Unit 1001, Chicago, IL 60601, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, convey and warrant to the grantees, Beverly Bajus, or her successor in interest, as Trustee under the Beverly Bajus Revocable Trust, dated February 1, 2002, as amended, and Donald A. Bajus, or his successor in interest, as Trustee under the Donald A. Bajus Revocable Trust dated February 1, 2002, as amended, as Tenants in Common with equal interests, the following described real estate, together with all improvements thereon, if any, and all rights of way, easements and other appurtenances thereto, if any:

the real estate described on **EXHIBIT A**, attached hereto and made a part hereof.

PIN # 17-10-318-053-0000
Common Address: 340 E. Randolph St. Unit 1001 and Unit F4-6
Chicago, IL 60601

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4 PAR (e)

DATE: August 18, 2008

SIGNED: *Marilyn J. Adams*

TO HAVE AND TO HOLD said real estate, with said improvements, rights of way, easements and other appurtenances, upon the trusts for the uses and purposes herein and in said agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide said property or any part thereof as often as desired; to contract to sell said property or any part thereof; to grant options to purchase said property or any part thereof; to sell on any terms said property or any part thereof; to convey either with or without consideration said property or any part thereof; to convey said property or

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any part thereof to a successor or successors in trust and to grant to such successor or successor in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge and to 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 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 or extend 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 rents; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements and charges of any kind; to release, convey and assign any right, title or interest in or about or easement appurtenant or any other appurtenance to said property or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations or no 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 property or any part thereof, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, mortgaged or encumbered by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property or any part thereof, 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 and other instrument executed by said trustee in relation to said property or any part thereof shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, encumbrance, 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, encumbrance, lease or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and 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 and 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 property or any part thereof, 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 property or any part thereof, as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is

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EXHIBIT "A"

LEGAL DESCRIPTION OF PREMISES

PARCEL 1: UNIT 1001 AND P4-6 IN THE 340 ON THE PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 17 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FOR DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT NUMBER 0030301045 TOGETHER WITH NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY, INCLUDING EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS IN AND UPON LOTS AND PARTS OF LOTS IN LAKESHORE EAST SUBDIVISION AFORESAID, AS DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST DATED JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT NUMBER 0020732020, AS AMENDED FROM TIME TO TIME, AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY FOR ENCROACHMENTS, SANITARY AND STORM SEWER LINES, EMERGENCY EXITING PATH AND FOR USE OF WALLS FOR SEPARATION AS DEFINED, DESCRIBED AND CREATED BY THE PARCELS 16, 17 AND 17A DECLARATION, DEVELOPMENT AND EASEMENT AGREEMENT DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632010, AND NON-EXCLUSIVE EASEMENTS FOR EXPANSION JOINTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY AS DESCRIBED, DEFINED AND CREATED BY THE EASEMENT AGREEMENT DATED MAY 9, 2006 AND RECORDED JUNE 16, 2006 AS DOCUMENT NUMBER 0616745017; WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717322066 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE SM1-53, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0717322066.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY, FOR INGRESS, EGRESS, USE, SUPORT, USE AND ENJOYMENT AS CREATID BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0717322065.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said previously defined Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

This deed also is subject to:

1. Current real estate taxes and taxes for subsequent years not otherwise due and payable at the time of closing;
2. Lakeshore East special assessment district taxes for current and subsequent years not otherwise due and payable at the time of closing;
3. The terms and provisions of the Declaration and any amendments thereto;

UNOFFICIAL COPY**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 August 28, 2008

Signature: *Maddy Gausman*
Grantor or Agent Agent

Subscribed and sworn to before me

by the said Grantor
this 28 day of August, 2008
Notary Public Inga L. Johnson



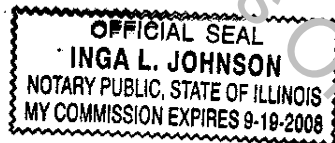
The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 28, 2008

Signature: *Maddy Gausman*
Grantee or Agent Agent

Subscribed and sworn to before me

by the said Grantee
this 28 day of August, 2008
Notary Public Inga L. Johnson



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.

(Attached 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.)

Revised 10/02-cp