

# UNOFFICIAL COPY



0826003025

## QUIT CLAIM DEED IN TRUST

Doc#: 0826003025 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/16/2008 11:21 AM Pg: 1 of 5

THIS INDENTURE WITNESSETH,  
THAT THE GRANTOR,  
JEFFREY S. GERMANOTTA,  
divorced and not since remarried,  
2800 North Lake Shore Drive,  
Unit 3809, Chicago, Illinois,  
for and in consideration of the sum of  
TEN (\$10.00) DOLLARS, and other  
good and valuable consideration in  
hand paid, receipt of which is  
hereby acknowledged, Conveys and  
Quitclaims unto  
JEFFREY S. GERMANOTTA,  
not individually, but as Trustee  
under the JEFFREY S. GERMANOTTA  
TRUST DATED JULY 23, 2008,  
2800 North Lake Shore Drive,  
Unit 3809, Chicago, Illinois,  
in the following described real estate  
situated in the County of Cook in the  
State of Illinois, to wit:

UNIT NUMBER 3809 IN 2800 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED  
ON THE SURVEY OF THE FOLLOWING: THE SOUTH 60 FEET (EXCEPT THE WEST 400  
FEET THEREOF) OF LOT 6 AND LOT 7 (EXCEPT THE WEST 400 FEET THEREOF) IN THE  
ASSESSOR'S DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF  
CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH,  
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,  
SAID PREMISES BEING OTHERWISE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 7, 400 FEET EAST OF THE  
WEST LINE THEREOF (SAID WEST LINE BEING COINCIDENT WITH THE WEST LINE OF  
THE NORTHEAST FRACTIONAL QUARTER OF SECTION 28 AFORESAID) THENCE  
NORTH PARALLEL WITH THE WEST LINE OF LOTS 7 AND 6 AFORESAID 199.3 FEET;  
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 TO THE DIVIDING  
OR BOUNDARY LINE BETWEEN THE LANDS OF LINCOLN PARK COMMISSIONS AND  
THE LANDS OF SHORE OWNERS AS ESTABLISHED BY DECREE OF THE CIRCUIT  
COURT OF COOK COUNTY, ILLINOIS ENTERED OCTOBER 31, 1904 IN CASE  
NUMBER 256886 ENTITLED "AUGUSTA LEHMANN AND OTHERS AGAINST LINCOLN  
PARK COMMISSIONERS" RUNNING THENCE SOUTHEASTERLY ALONG SAID  
BOUNDARY LINE TO THE SOUTH LINE OF SAID LOT 7 AND RUNNING THENCE

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WEST ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR3096368 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-28-207-004-1595

ADDRESS: 2800 N. Lake Shore Drive, Unit 3809, Chicago, Illinois 60657

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreements set forth.

In addition to all of the powers and authority granted to the trustees by the terms of said declarations of trust, full power and authority is hereby granted to the trustees 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 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 real estate or any part thereof to a successor or successors in trust to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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 of time and to amend, change or modify leases and 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 or title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said property and every 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.

In no case shall any party dealing with the trustees 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 the trustees to 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

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or expediency of any act of the trustees, or be obliged or privileged to inquire into any of the terms of said declarations of trust and every deed, trust deed, mortgage, lease or other instrument executed by the trustees 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 declarations of 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 declarations of trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 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 their predecessors 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 said GRANTOR hereby expressly waives and releases any and all rights and benefits 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, JEFFREY S. GERMANOTTA, has executed this Quit Claim Deed in Trust on this 10 day of September, 2008.

  
\_\_\_\_\_  
JEFFREY S. GERMANOTTA

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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 JEFFREY S. GERMANOTTA, 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 that said instrument as his free and voluntary act, for the use and purposes therein set forth.

GIVEN under my hand and official seal this 10 day of September, 2008.



*Patricia K Schellhase*  
\_\_\_\_\_  
Notary Public

This deed is exempt pursuant to Chapter 35  
Section 305/4 (e) of Real Estate Transfer Tax Act  
and Paragraph and Paragraph E, Section  
200.1-2(b)(6), Chicago Transaction Tax Ordinance.

Date: 9-10-08

*[Signature]*  
\_\_\_\_\_

**This document prepared by and  
after recording return to:**  
DAVID L. GOLDSTEIN & ASSOCIATES, L.L.C.  
35 East Wacker Drive, Suite 650  
Chicago, Illinois 60601  
312.236.5689

Property of Cook County Clerk's Office

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 September 15, 2008 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Agent  
this 15 day of September,  
2008.



NOTARY PUBLIC Patricia K Schellhase

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 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.

Date September 15, 2008 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Agent  
This 15 day of September,  
2008.



NOTARY PUBLIC Patricia K Schellhase

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)