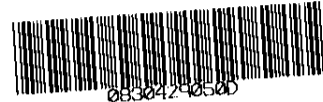


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Reserved for Recorder's Office

## TRUSTEE'S DEED IN TRUST



Doc#: 0830429050 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/30/2008 03:46 PM Pg: 1 of 4

This indenture made this 30th day of October, 2008 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 7th day of October, 1996, and known as Trust Number 120463, party of the first part, and **PATRICIA R. MCGOWAN**, Trustee of the Patricia R. McGowan Trust dated February 25, 1999

whose address is:  
1445 W. Belden  
Chicago, IL 60614  
party of the second part.

**WITNESSETH**, That said party of the first part in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE ATTACHMENT FOR LEGAL DESCRIPTION

**Permanent Tax Number:** 14-32-108-030-1015

together with the tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said party of the second part, and to the proper use, benefit and behoof of said party of the second part.

**This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.**

**FULL POWER AND AUTHORITY** is hereby granted to said trustee to improve, manage, protect and subdivide said premises 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 premises or any part thereof to a successor or successors in trust and to grant to each 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 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 99 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 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.

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 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

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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 to execute 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, 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.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: *Lynda S. Banie*  
Assistant Vice President

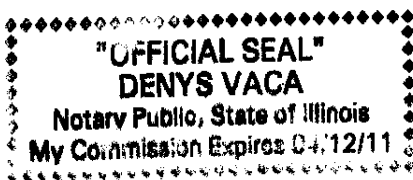
**State of Illinois**  
**County of Cook**

§§.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 30<sup>th</sup> day of October, 2008

PROPERTY ADDRESS:  
1445 W. Belden, Unit 4K  
Chicago, IL 60614



*Denys Vaca*  
NOTARY PUBLIC

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
171 N. Clark Street  
ML04LT  
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_ OR BOX NO. \_\_\_\_\_

CITY, STATE \_\_\_\_\_

SEND TAX BILLS TO: \_\_\_\_\_

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## LEGAL DESCRIPTION

UNIT NUMBER 4K, IN THE SCHOOLHOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 28 TO 38, BOTH INCLUSIVE, TAKEN TOGETHER AS A SINGLE TRACT OF LAND IN SUB-BLOCK 4 IN GEORGE M. HIGH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 15 IN SHEFFIELD'S ADDITION TO CHICAGO OF THE SOUTHWEST 1/4 OF SECTION 29, THE SOUTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, ALL OF SECTION 32, AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM SAID TRACT OF LAND THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ON THE EAST LINE OF SAID TRACT (ALSO BEING THE WEST LINE OF NORTH JANSSEN AVENUE), A DISTANCE OF 119.54 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 209.35 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING ON THE NORTHEASTERLY LINE OF THE PUBLIC ALLEY; THENCE NORTH 44 DEGREES 31 MINUTES 46 SECONDS WEST ON THE SOUTHWESTERLY LINE OF SAID TRACT (ALSO THE NORTHEASTERLY LINE OF SAID PUBLIC ALLEY), A DISTANCE OF 97.24 FEET; THENCE NORTH 45 DEGREES 43 MINUTES 39 SECONDS EAST, A DISTANCE OF 21.82 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 8.25 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 2.85 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 3.67 FEET; THENCE NORTH 44 DEGREES 20 MINUTES 54 SECONDS WEST A DISTANCE OF 62.62 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 56 SECONDS EAST A DISTANCE OF 68.40 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 98.69 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88564918, AS AMENDED BY DOCUMENT RECORDED DECEMBER 1, 1989 AS DOCUMENT 89575191, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

# 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 October 30, 2008

Signature Patricia R. McGowan  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID PATRICIA R. MCGOWAN  
THIS 30 DAY OF October  
2008

NOTARY PUBLIC James L. Hardemon



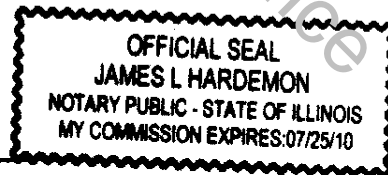
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date October 30, 2008

Signature Patricia R. McGowan  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID PATRICIA R. MCGOWAN  
THIS 30 DAY OF October  
2008

NOTARY PUBLIC James L. Hardemon



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 Tax Act.]