

**QUIT CLAIM DEED IN TRUST**



09141861

THE GRANTORS, Alan K. Howard and Evelyn L. Howard, husband and wife, of the City of Chicago, County of Cook, and State of Illinois for and in consideration of Ten and No/100(\$10.00) DOLLARS, CONVEY AND QUIT CLAIM to Alan K. Howard, not individually, but as Trustee of the Alan K. Howard Trust dated November 29, 1999 as to an undivided fifty percent (50%) interest, and Evelyn L. Howard, not individually, but as Trustee of the Evelyn L. Howard Trust dated November 29, 1999 as to an undivided fifty percent (50%) interest, 45 East Cedar, Unit 400, Chicago, Illinois 60611, (hereinafter referred to as "said trustee", regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreements, the Grantors' interest in the following described real estate in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 400 IN THE 45 EAST CEDAR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE EAST 70 FEET OF THE WEST 444.75 FEET OF THE NORTH THIRD OF BLOCK 3 (AS MEASURED ALONG THE NORTH LINE OF SAID BLOCK 3) IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96711009; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-5 AND P-6, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 96711009.

Permanent Index Number: 17-03-202-071-1003

Address of Real Estate: 45 East Cedar, Unit 400, Chicago, Illinois 60611

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 agreement and set forth herein.

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 property as often as desired; to contract to

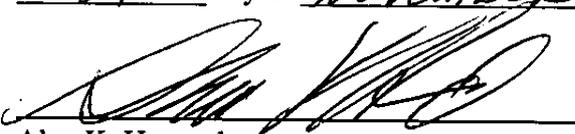
sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, 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 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 the 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 conveyance or other instrument was executed in accordance with the 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 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 trust.

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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this

29th day of NOVEMBER, 1999.

  
Alan K. Howard

  
Evelyn L. Howard

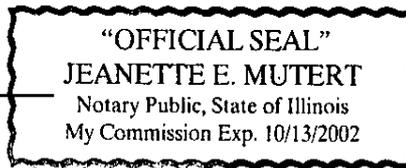
STATE OF ILLINOIS )  
 )  
COUNTY OF LAKE )SS. \_\_\_\_\_  
 )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Alan K. Howard and Evelyn L. Howard, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 29<sup>th</sup> day of November, 1999.

Jeanette E. Mutert

Notary Public  
My commission expires: \_\_\_\_\_



This instrument was prepared by:

John P. Adams, Esq.  
Chuhak & Tecson, P.C.  
225 West Washington Street  
Suite 1300  
Chicago, Illinois 60606

Send subsequent tax bills to  
after recording mail to:

Alan K. Howard, as Trustee of the  
Alan K. Howard Trust and  
Evelyn L. Howard, as Trustee of the  
Evelyn L. Howard Trust  
45 East Cedar, Unit 400  
Chicago, Illinois 60611



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

NOV. 29, 1999  
Dated

[Signature]  
Signature

STATEMENT BY GRANTOR AND GRANTEE

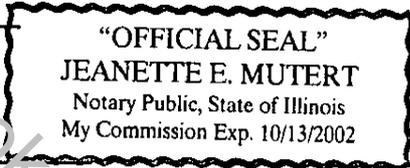
The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real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

Date: December 7, 1999

Signature: Edlyn M Copeland, Agent  
Grantor or Agent

SUBSCRIBED and SWORN to before me this 7<sup>th</sup> day of December, 1999.

Jeanette E Mutert  
Notary Public  
My commission expires: \_\_\_\_\_



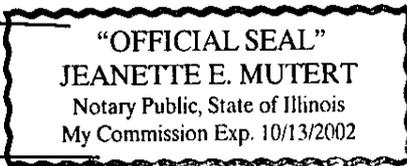
The grantee or his/her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real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

Date: December 7, 1999

Signature: Edlyn M Copeland, Agent  
Grantee or Agent

SUBSCRIBED and SWORN to before me this 7<sup>th</sup> day of December, 1999.

Jeanette E Mutert  
Notary Public  
My commission expires: \_\_\_\_\_



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 a Class A misdemeanor for subsequent offenses.

[Attached 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.]