

UNOFFICIAL COPY

09144436

948/005 34 001 Page 1 of 5
1999-12-08 12:34:36
Cook County Recorder 29.50



09144436

QUIT CLAIM DEED

This document prepared by:

Terri L. Counts
Sugar, Friedberg & Felsenthal
30 North LaSalle Street
Suite 2600
Chicago, Illinois 60602

When recorded mail to:

Terri L. Counts
Sugar, Friedberg & Felsenthal
30 North LaSalle Street
Suite 2600
Chicago, Illinois 60602

BRUCE M. COLE and BETTY M. COLE, husband and wife, 5300 South Shore Drive, #87, Chicago, IL 60615 ("Grantors"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby convey and quit claim to BRUCE M. COLE, not individually, but solely as Trustee of the Bruce M. Cole Living Trust u/a/d August 25, 1999, 5300 South Shore Drive, #87, Chicago, IL 60615 ("Grantee") the following described real estate in Cook County, Illinois:

UNIT NO. 812 AND 814 IN HAMPTON HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1,2 AND 3 (EXCEPT THE SOUTH 10 FEET OF SAID LOT 3) IN SISSON'S LAKE SHORE ADDITION, BEING A SUBDIVISION OF THAT PART LYING EAST OF THE WEST 177 FEET OF BLOCK 35 IN A SUBDIVISION OF LAND IN SECTION 12, TOWNSHIP 28 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MARKED "GROUNDS OF THE PRESBYTERIAN THEOLOGICAL SEMINARY OF THE NW" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 143 OF MAPS, PAGE 79, TOGETHER WITH THAT PART OF THE LAND EAST OF AND ADJOINING SAID BLOCK 35 AND WEST OF A LINE 380 FEET EAST OF AND PARALLEL TO THE EAST LINE OF EAST END AVENUE (NOW HYDE PARK BOULEVARD) AS LAID OUT AND NOW OCCUPIED, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 24875196 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EXHIBIT A

Subject only to the following:

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

To sell, convey, release, mortgage, encumber, lease, partition, improve, manage, insure against loss, protect and subdivide any real estate, interests therein or parts thereof; to dedicate for public use, to vacate any subdivisions or parts thereof, to resubdivide, to contract to sell, to grant options to purchase, to sell on any terms; to convey, mortgage, pledge or otherwise encumber said real estate, 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 in praesenti or in futuro and upon any terms and for any period of time, including a period extending beyond the term of the trust, and to renew or extend leases, to amend, change or modify the terms and provisions of any lease and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversions; to partition or to exchange said real estate 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 real estate or any part thereof; to construct or reconstruct, remodel, alter, repair, add to or take from buildings on said real estate; to purchase or hold real estate, improved or unimproved, or any reversion in real estate subject to lease; to insure the Trustee and any person having an interest in or responsibility for the care, management or repair of such real estate against such risks as the Trustee deems advisable, and to charge the premiums therefor as an expense of the trust estate; to transfer any property which may at any time form a part of the trust estate into a separate trust including without limitation a land trust; a direct, or to authorize any other person to direct, the trustee of any land trust of which the trust is a beneficiary to mortgage, lease, convey or contract to convey the real estate held in such land trust or to execute and deliver deeds, mortgages, notes and any and all documents pertaining to the real estate subject to such land trust or in any matter regarding such trust; to execute assignments of all or any part of the beneficial interest in such land trusts;

To abandon any property, real or personal, which the Trustee shall deem to be worthless or not of sufficient value to warrant keeping, protecting or maintaining; to abstain from the payment of installments due on purchase contracts or mortgages, taxes, water rents, assessments, repairs and maintenance with respect to any such property; to permit any such property to be lost by foreclosure, tax sale or other proceedings; to convey any such property for a nominal consideration or without consideration; to permit the expiration of any renewal, sale, exchange or purchase option with respect to any property or lease thereof.

In no case shall any party dealing with said Trustee, or any successor 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 Trustee, or any successor in trust, 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 said trust have been complied with, or be obliged to inquire into the

authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county, if any) 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 trusts, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder; (c) that said Trustee, or any successor in trust, 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, 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.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition" or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

Property of Cook County Clerk's Office

STATEMENT BY GRANTORS AND GRANTEE

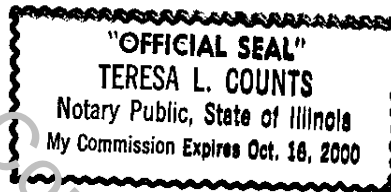
The grantors or their agent affirms that, to the best of their knowledge, the name of the grantors shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: 12/4/99

[Handwritten signature]

Subscribed and sworn to before me this 4th day of December, 1999 by agent

Teresa L. Counts Notary Public



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: 12/4/99

[Handwritten signature]

Subscribed and sworn to before me this 4th day of December, 1999 by agent

Teresa L. Counts Notary Public

