

# UNOFFICIAL COPY

## Deed in Trust



Doc#: 0915239045 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/01/2009 01:07 PM Pg: 1 of 4

THE GRANTOR, JERRY L. LAWRENCE, SR. 400 E. Randolph, Unit 1726, Chicago IL 60601 divorced and not since remarried, for and in consideration of ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JERRY L. LAWRENCE, SR. AS TRUSTEE, under the provisions of a Declaration of Trust dated

21 May 2009, and known as the JERRY L. LAWRENCE, SR. LIVING TRUST and to all and every successor or successors in trust under the trust agreement, the following described real estate in Chicago, Cook County, Illinois.

Unit No. 1726 As Delineated On Survey Of Certain Lots In The Plat Of Lake Front Plaza, A Subdivision Of A Parcel Of Land Lying In Accretions To Fractional Section 10, Township 39 North, Range 14 East Of The Third Principal Meridian, According To The Plat Thereof Recorded April 30, 1962 As Document 18461961, Conveyed By Deed From Illinois Central Railroad Company To American National Bank And Trust Company Of Chicago, As Trustee, Under Trust No. 17460, Recorded May 7, 1962 As Document 18467558, And Also Supplemental Deed Thereto Recorded December 23, 1964 As Document 19341545, Which Survey Is Attached As Exhibit "A" To Declaration Of Condominium Made By The American National Bank And Trust Company Of Chicago, As Trustee, Under Trust Agreement Dated April 9, 1962 And Known As Trust No. 17460, Recorded In The Office Of The Recorder Of Cook County, Illinois As Document No. 22453315; Together With An Undivided Percentage Interest In The Common Elements All In Cook County, Illinois.

Street address: 400 E. Randolph Unit 1726, Chicago IL 60601

PIN: 17-10-400-012-1312

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in 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 99 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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

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easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, or their predecessor in trust.

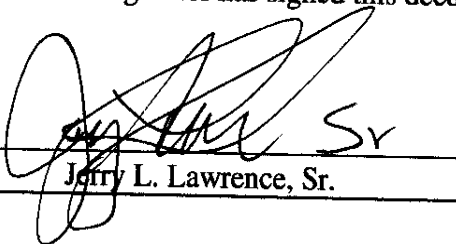
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

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

The grantor hereby expressly waives and releases any and all right or benefit 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.

**This transfer is exempt from state transfer tax under provisions 35 ILCS 200/31-45 (e) of the Real Estate Transfer Tax Act**

The grantor has signed this deed on 21 May 2009

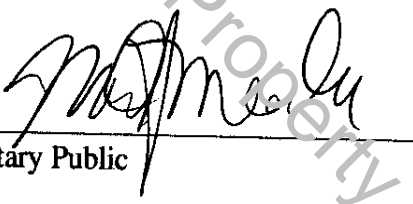
  
 \_\_\_\_\_  
 Jerry L. Lawrence, Sr.

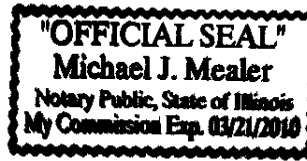
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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

I am a notary public for the County and State above. I certify JERRY L. LAWRENCE, SR., divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: 5-21-09

  
\_\_\_\_\_  
Notary Public



Prepared by: Michael J. Mealer  
Attorney at Law  
5133 N. Mason  
Chicago, IL 60630  
Phone: 773-763-5560

**Mail to:**  
Michael J. Mealer  
5133 N. Mason  
Chicago, IL 60630

**Send Tax Bills to:**  
Jerry L. Lawrence, Sr., Trustee  
400 E. Randolph Unit 1726  
Chicago IL 60601

Property of Cook County Clerk's Office

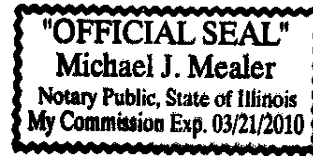
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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: May 21, 2009 Signature: [Signature]  
Grantor or Agent

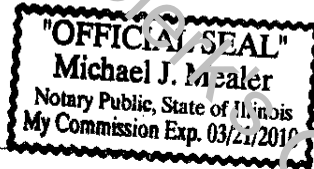
Subscribed and sworn to before me by the said Jerry L. Lawrence Sr. this 21<sup>st</sup> day of May 2009.  
Notary Public [Signature]



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 title to real estate under the laws of the State of Illinois.

Dated: May 21, 2009 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Jerry L. Lawrence Sr. this 21<sup>st</sup> day of May 2009.  
Notary Public [Signature]



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 offence and of a Class A misdemeanor for subsequent offenses.

(attach 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.)