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1999-12-30 13:05:46
Cook County Recorder 29.50

TRUSTEE'S DEED
ILLINOIS



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THIS INSTRUMENT, made this 27th day of December, 1999 between James L. Rosenbloom, Trustee of the Elizabeth Rosenbloom Revocable Trust U/A/D 2/4/93, Grantor, and James L. Rosenbloom and Alan M. Berry, Co-Trustees of the Jim Trust A (GST Exempt)(QTIP) Created By Elizabeth Rosenbloom Revocable Trust U/A/D 2/4/93, Grantees.

WITNESSETH, that Grantor, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto the Grantees, in fee simple, the Grantor's 46.26% undivided interest (which is **23.13% undivided interest in the entire property**) in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining; and

I hereby declare this Deed represents a transaction exempt under the provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

Dated: 12-27-99

Signed: *Kelli Chase Plotz*
Kelli Chase Plotz, Agent

Permanent Real Estate Index Number: **17-03-204-068-1004**
Address of Real Estate: **33 East Bellevue, Unit 3E, Chicago, Illinois 60611-6127**

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 set forth.

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, in possession or reversion, by leases to commence in praesenti or in 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 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 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 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 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.

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.

If the title to any of the above lands 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.

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EXHIBIT A

Unit No. 3E in The 33 East Bellevue Condominium Association as delineated on a survey of the following described real estate:

LOTS 5, 6, 7 AND THE WEST 21 1/2 FEET OF LOT 8 (EXCEPT THE SOUTH 8 FEET OF SAID LOT CONDEMNED AND USED FOR ALLEY) IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 7 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL IN SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93032608 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF ^{PI} A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 93032608.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. current non-delinquent real estate taxes and taxes for subsequent years;
2. the Declaration;
3. public, private and utility easements which do not adversely affect either the contemplated use of the premises as a residence or the value thereof;
4. covenants, conditions, restrictions of record which do not adversely affect either the contemplated use of the premises as a residence or the value thereof;
5. applicable zoning and building laws, ordinances and restrictions;
6. roads and highways which do not adversely affect either the contemplated use of the premises as a residence or the value thereof, if any;
7. title exceptions pertaining liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by suing the funds to be paid upon delivery of the Deed;
8. matters over which the Escrowee is willing to insure;
9. acts done or suffered by the Purchaser;

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GRANTOR-GRANTEE
AFFIDAVIT
(for Exempt Transactions)

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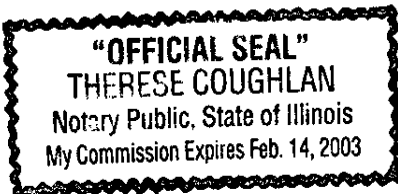
(The Above Space for Recorder's Use Only)

The seller/assignor or agent thereof hereby certifies that, to the best of her knowledge, the name of the buyer/assignee 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 or authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.


GRANTOR:

James L. Rosenbloom, Trustee of Elizabeth Rosenbloom
Revocable Trust U/A/D 2/4/93

By: 
Kelli Chase Plotz, Agent



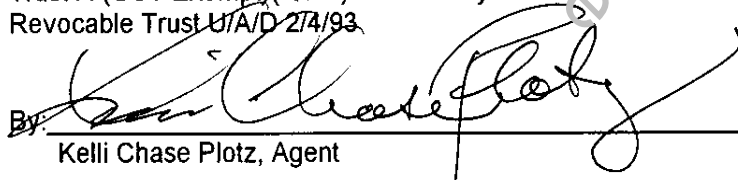
Subscribed and sworn to before me by the said Kelli Chase Plotz, this 27th day of December, 1999.

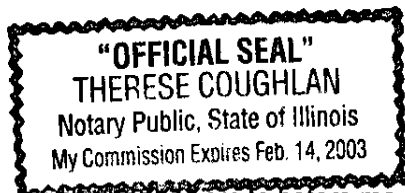

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The buyer/assignee or agent thereof hereby certifies that, to the best of her knowledge, the name of the buyer/assignee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign 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 or authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

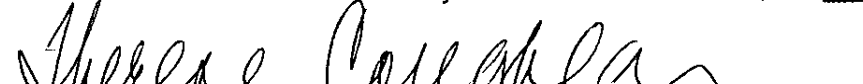
GRANTEES:

James L. Rosenbloom and **Alan M. Berry**, Co-Trustees of the Jim
Trust A (GST Exempt)(QTIP) Created By Elizabeth Rosenbloom
Revocable Trust U/A/D 2/4/93

By: 
Kelli Chase Plotz, Agent



Subscribed and sworn to before me by the said Kelli Chase Plotz, this 27th day of December, 1999.


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After recording, return to: Therese Coughlan, KATTEN MUCHIN & ZAVIS, 525 W. Monroe St., Suite 1600,
Chicago, Illinois 60661-3693