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DEED IN TRUST (ILLINOIS)



Doc#: 0931422052 Fee: \$46.00
Eugene "Gene" Moore RHP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/10/2009 11:23 AM Pg: 1 of 6

THE GRANTOR, **MARIA FEDELE**,
divorced and not since remarried,
333 West Hubbard, Unit 4F
Chicago, Illinois 60610,
of the County of Cook, and
State of Illinois, for and in
consideration of TEN AND NO/100
DOLLARS (\$10.00), and other good
and valuable considerations in
hand paid, CONVEYS and
WARRANTS unto

MARIA FEDELE, as Trustee
333 West Hubbard, Unit 4F
Chicago, Illinois 60610,

--- For Recorder's Office Only ---

as Trustee under the provisions of **THE MARIA FEDELE TRUST AGREEMENT DATED
OCTOBER 26, 2009**, (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 agreement, the following legally described real estate in the County of Cook and
State of Illinois, to wit:

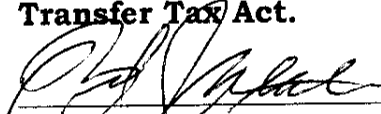
LEGAL DESCRIPTION: ATTACHED HERETO AS EXHIBIT "A"

PERMANENT INDEX NUMBERS: Part of 17-09-257-017-0000,
17-09-257-018-0000, and
17-09-257-019-0000.

Address of real estate: 333 West Hubbard, Unit 4F, Chicago, Illinois 60610

SUBJECT TO: ATTACHED HERETO AS EXHIBIT "B"

**This real estate transaction is exempt pursuant to Sec. 4(e) of the Real Estate
Transfer Tax Act.**



Richard J. Nealis, Attorney at Law

Date: October 31st, 2009

Syes
D/G
S
m/No
L
E

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.

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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 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.

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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.

And the said 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.

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 31st day of October, 2009.

Maria Fedele (SEAL)
MARIA FEDELE

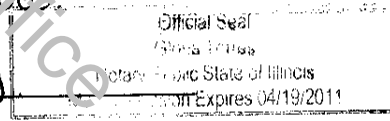
State of Illinois, County of Kane) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that MARIA FEDELE, 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 this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 31 day of October, 2009.

Commission expires 4/19/, 2011

Alona Torres
Notary Public



This instrument was prepared by: Richard J. Nealis, Attorney at Law, Nealis & Garrow, P.C., 510 South Batavia Avenue, Batavia, Illinois 60510, Phone: (630) 879-1213

MAIL RECORDED DOCUMENT TO:
Richard J. Nealis
Attorney at Law
Nealis & Garrow, P.C.
510 South Batavia Avenue
Batavia, IL 60510

SEND SUBSEQUENT TAX BILLS TO:
Maria Fedele, as Trustee
333 West Hubbard, Unit 4F
Chicago, Illinois 60610

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 4F IN UNION SQUARE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25, AND 26 IN BLOCK 1 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

PARTS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9; 10 AND 11 (EXCEPT THE WEST 15 FEET THEREOF), LOTS 17 TO 26, BOTH INCLUSIVE, LOT 16 (EXCEPT THE WEST 15 ½ FEET THEREOF), TOGETHER WITH THAT PART OF THE EAST-WEST WEST 18 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 11, BOTH INCLUSIVE, LYING NORTH OF THE NORTH LINE OF LOTS 16 TO 26, INCLUSIVE, LYING WEST OF THE LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 1 TO THE NORTHEAST CORNER OF LOT 26, AND LYING EAST OF THE NORTHWARD EXTENSION OF THE EAST LINE OF THE WEST 155 FEET OF LOT 16, ALL IN BLOCK 1 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, 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 FEBRUARY 25, 1998 AS DOCUMENT NUMBER 98148440, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE WEST 1/2 OF
THE EXCLUSIVE RIGHT TO THE USE OF/PARKING SPACE NUMBER 145,
PURSUANT TO THE PARKING AGREEMENT DATED FEBRUARY 24, 1998 AND
RECORDED FEBRUARY 25, 1998 AS DOCUMENT NUMBER 98148441 AND FIRST
AMENDMENT TO THE PARKING AGREEMENT RECORDED SEPTEMBER 7, 1999
AS DOCUMENT NUMBER 99848244.

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EXHIBIT "B"

SUBJECT TO: GENERAL TAXES NOT YET DUE AND PAYABLE; PUBLIC UTILITY EASEMENTS; EASEMENTS, COVENANTS AND RESTRICTIONS AND BUILDING LINES OF RECORD, AND AS SET FORTH IN THE DECLARATION; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN THE AFORESAID DECLARATION AND RESERVATION BY GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS ("ACT"); AND ACTS OF THE GRANTEE.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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STATEMENT BY GRANTOR AND GRANTEE

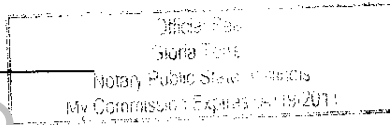
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: October 31, 2009

Signature: *Maria Fedele*
Grantor or Agent

SUBSCRIBED AND SWORN TO before me by the said Grantor or agent on this ___ day of October, 2009.

Maria Tanes
Notary Public



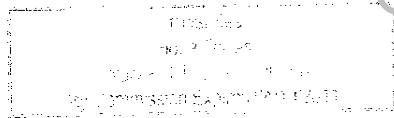
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: October 31, 2009

Signature: *Maria Fedele*
Grantee or Agent

SUBSCRIBED AND SWORN TO before me by the said Grantee or agent on this ___ day of October, 2009.

Maria Tanes
Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)