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DEED IN TRUST

Statutory (Illinois)
(Individual to Trust)



Doc#: 0932356024 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/19/2009 03:57 PM Pg: 1 of 4

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The Grantor, EMMA G. BARRON, a single person, of 758 N. Larrabee Street, Unit 409, of the City of Chicago, County of Cook, State of

Illinois, for and in consideration of the sum of Ten and 00/100s-----(\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to EMMA G. BARRON of 758 N. Larrabee Street, Unit 409, Chicago, Illinois, as Trustee under the provisions of a trust agreement dated 4th day of November, 2009 and known as the Emma G. Barron Revocable Trust and unto all and every successor or successors in trust under said trust agreement all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Attached for Legal Description)

Permanent Real Estate Index Number: 17-09-113-012-1073 and 17-09-113-012-1416

Address of Real Estate: 758 N. Larrabee Street, Unit 409 and Parking Space GU-175, Chicago, Illinois 60610

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 and full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said Real Estate or any part thereof: to contract to sell, to grant options to purchase; to sell on any terms, to convey either with or without consideration, to convey the Real Estate 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, dedicate, 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 the present or in the 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 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 Real Estate, or any part thereof, for other real or personal property, to grant easements of 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, and to deal with said Real Estate 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 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 any money borrowed or advanced on said Real Estate or 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 or any successor in trust 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 the 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 the Indenture and in said trust agreement or in all amendments thereof, if any, 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 person claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition

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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. And the said grantor hereby expressly waives and releases any and all right on 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 the Illinois Real Estate Transfer Tax under 35 ILCS 200/31-45(e)

Dated this 4th day of November, 2009.

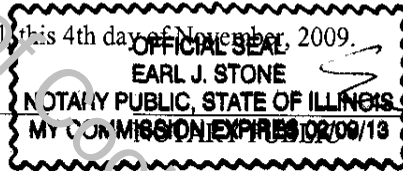
Emma G. Barron

Emma G. Barron

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Emma G. Barron personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed sealed and delivered the said instrument as his/her/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 4th day of November, 2009.

Commission expires: _____



Earl J. Stone

This instrument was prepared by Earl J. Stone, Earl J. Stone, Ltd. 790 Estate Drive, Suite 180, Deerfield, IL 60015

MAIL TO:
Earl J. Stone
790 Estate Drive, Suite 180
Deerfield, IL 60015

SEND SUBSEQUENT TAX BILLS TO:
Emma G. Barron
758 North Larrabee Street, Unit 409
Chicago, IL 60610

PROPERTY OF Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL A: UNIT NOS. 409 AND GU-175, IN THE ONE RIVER PLACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: A TRACT OF LAND COMPRISED OF SUB-LOTS 1 AND 2 IN THE RESUBDIVISION OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 81, TOGETHER WITH A PARCEL OF LAND 66 FEET WIDE EAST OF AND ADJOINING, ALSO THE WEST 1 FOOT OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 82, ALL IN RUSSELL, MATHER AND ROBERTS' 2ND ADDITION TO CHICAGO, ALSO LOTS 9 AND 10 IN BLOCK 81, PARTS OF LOTS 2 TO 10, BOTH INCLUSIVE, IN BLOCK 82, TOGETHER WITH A STRIP OF LAND 66 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82, TOGETHER WITH A STRIP OF LAND LYING WEST OF AND ADJOINING THE AFORESAID PARCELS OF LAND AND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER, ALL IN RUSSELL, MATHER AND ROBERTS' 2ND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST ALONG THE SOUTH LINE OF CHICAGO AVENUE, ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE SOUTH 00 DEGREES 19 MINUTES 38 SECONDS WEST, ALONG SAID DOCK LINE, 328.27 FEET TO THE SOUTHERLY FACE AND ITS EXTENSION OF AN 8 STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 29 MINUTES 41 SECONDS EAST ALONG SAID BUILDING FACE, 218.31 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE NORTH 00 DEGREES 29 MINUTES 14 SECONDS WEST ALONG SAID WEST LINE, 326.35 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 49.00 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 10.00 FEET OF THE EAST 49.00 FEET OF THE FOLLOWING TRACT OF LAND: A TRACT OF LAND COMPRISED OF SUB-LOTS 1 AND 2 IN THE RESUBDIVISION OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 81, TOGETHER WITH A PARCEL OF LAND 66 FEET WIDE EAST OF AND ADJOINING, ALSO THE WEST 1 FOOT OF LOTS 2 TO 8, BOTH INCLUSIVE, IN BLOCK 82, ALL IN RUSSELL, MATHER AND ROBERTS' 2ND ADDITION TO CHICAGO, ALSO LOTS 9 AND 10 IN BLOCK 81, PARTS OF LOTS 2 TO 10, BOTH INCLUSIVE, IN BLOCK 82, TOGETHER WITH A STRIP OF LAND 66 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82, TOGETHER WITH A STRIP OF LAND LYING WEST OF AND ADJOINING THE AFORESAID PARCELS OF LAND AND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER, ALL IN RUSSELL, MATHER AND ROBERTS' 2ND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST ALONG THE SOUTH LINE OF CHICAGO AVENUE ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE SOUTH 00 DEGREES 19 MINUTES 38 SECONDS WEST ALONG SAID DOCK LINE, 328.27 FEET TO THE SOUTHERLY FACE AND ITS EXTENSION OF AN 8 STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 29 MINUTES 41 SECONDS EAST ALONG SAID BUILDING FACE, 218.31 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE NORTH 00 DEGREES 29 MINUTES 14 SECONDS WEST ALONG SAID WEST LINE, 326.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF THE PURCHASER PUD DEVELOPMENT REQUIREMENTS AND UNDERGROUND UTILITIES, FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY THE EASEMENT AGREEMENT RECORDED NOVEMBER 30, 2000 AS DOCUMENT NO. 00939072 OVER THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 2 TO 9, BOTH INCLUSIVE, IN BLOCK 82 IN RUSSELL, MATHER AND ROBERTS' 2ND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST ALONG THE SOUTH LINE OF CHICAGO AVENUE ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 39.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 41 SECONDS WEST, 284.53 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 41 SECONDS EAST, 39.00 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE NORTH 00 DEGREES 29 MINUTES 14 SECONDS WEST ALONG SAID WEST LINE, 284.12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

PARCEL 4: PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF A DRIVEWAY CONNECTING THE INGRESS AND EGRESS DRIVEWAY TO NORTH LARRABEE STREET, FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY THE EASEMENT AGREEMENT RECORDED NOVEMBER 30, 2000 AS DOCUMENT NO. 00939072, OVER THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 9 AND 10 IN RUSSELL, MATHER AND ROBERTS' 2ND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

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BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST ALONG THE SOUTH LINE OF CHICAGO AVENUE ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 39.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 14 SECONDS WEST, 284.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 29 MINUTES 14 SECONDS WEST, 42.16 FEET TO THE SOUTH FACE AND ITS EXTENSION OF AN 8 STORY BRICK BUILDING; THENCE NORTH 89 DEGREES 29 MINUTES 41 SECONDS EAST ALONG THE EXTENSION OF SAID BUILDING FACE, 39.00 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE NORTH 00 DEGREES 29 MINUTES 14 SECONDS WEST ALONG SAID WEST LINE, 42.16 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 41 SECONDS WEST, 39.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5: PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF THE DRIVEWAY RAMP FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY THE EASEMENT AGREEMENT RECORDED NOVEMBER 30, 2000 AS DOCUMENT NO. 00939072, OVER THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 9 AND 10 IN BLOCK 81, LOTS 9 AND 10 IN BLOCK 82, A PARCEL OF LAND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER AND WEST OF AND ADJOINING SAID LOTS 9 AND 10 IN BLOCK 81, TOGETHER WITH A PARCEL OF LAND 66.00 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82, ALL IN RUSSELL, MATHER AND ROBERTS' 2ND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST ALONG THE SOUTH LINE OF CHICAGO AVENUE ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE SOUTH 00 DEGREES 19 MINUTES 38 SECONDS WEST ALONG SAID DOCK LINE, 328.27 FEET TO THE SOUTHERLY FACE AND ITS EXTENSION OF AN 8 STORY BRICK BUILDING AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 29 MINUTES 41 SECONDS EAST ALONG SAID BUILDING FACE, 218.31 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE SOUTH 00 DEGREES 24 MINUTES 14 SECONDS EAST ALONG SAID WEST LINE, 27.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 41 SECONDS WEST ALONG A LINE 27 FEET SOUTH OF AND PARALLEL WITH SAID BUILDING FACE, 218.71 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE NORTH 00 DEGREES 19 MINUTES 38 SECONDS EAST, 27.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6: PERPETUAL, NON-EXCLUSIVE EASEMENT TO PERMIT THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, USE AND OPERATION OF THE PEDESTRIAN WALKWAY, FOR THE BENEFIT OF PARCELS 1 AND 2, AS CREATED BY THE EASEMENT AGREEMENT RECORDED NOVEMBER 30, 2000 AS DOCUMENT NO. 00939072, OVER THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 9 AND 10 IN BLOCK 81, LOTS 9 AND 10 IN BLOCK 82, A PARCEL OF LAND EAST OF THE EASTERLY DOCK LINE OF THE CHICAGO RIVER AND WEST OF AND ADJOINING SAID LOTS 9 AND 10 IN BLOCK 81, TOGETHER WITH A PARCEL OF LAND 66.00 FEET WIDE LYING BETWEEN SAID BLOCKS 81 AND 82, ALL IN RUSSELL, MATHER AND ROBERTS' 2ND ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LARRABEE STREET (BEING THE WEST LINE OF THE EAST 30 FEET OF AFORESAID BLOCK 82) AND THE SOUTH LINE OF CHICAGO AVENUE; THENCE WEST ALONG THE SOUTH LINE OF CHICAGO AVENUE ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 213.66 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE SOUTH 00 DEGREES 19 MINUTES 38 SECONDS WEST ALONG SAID DOCK LINE, 355.27 FEET TO A LINE 27.00 SOUTH OF AND PARALLEL WITH THE SOUTHERLY FACE AND ITS EXTENSION OF AN 8 STORY BRICK BUILDING AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 29 MINUTES 41 SECONDS EAST ALONG SAID PARALLEL LINE, 218.71 FEET TO THE AFORESAID WEST LINE OF LARRABEE STREET; THENCE SOUTH 00 DEGREES 29 MINUTES 14 SECONDS EAST ALONG SAID WEST LINE, 5.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 41 SECONDS WEST ALONG A LINE 32 FEET SOUTH OF AND PARALLEL WITH SAID BUILDING FACE, 218.18 FEET TO THE EASTERLY DOCK LINE OF THE CHICAGO RIVER; THENCE NORTH 00 DEGREES 19 MINUTES 38 SECONDS EAST, 5.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020441899, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE NO. S-73, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0020441899.

Address of Real Estate: 758 North Larrabee Street, Unit 409 & G-175, Chicago, Illinois 60610

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