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DEED IN TRUST

THE GRANTOR, FLORENCE
S. FRITZ, a widow, and not since
remarried,



Doc#: 1005516046 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/24/2010 02:46 PM Pg: 1 of 6

(The Above Space For Recorder's Use Only)

of Park Ridge, Cook County, Illinois 60068, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid, conveys and warrants unto **FLORENCE S. FRITZ** of 44 Park Lane, Unit 127, Park Ridge, IL 60068, not individually, but **AS TRUSTEE UNDER THE FLORENCE S. FRITZ TRUST DATED DECEMBER 23, 1982**, as amended, and unto her successor or successors in trust under that Declaration of Trust, the real estate in the County of Cook and State of Illinois, legally described on Exhibit A attached hereto and made a part hereof.

Address of real estate: 44 Park Lane, Unit 127, Park Ridge, IL 60068

Permanent Real Estate Index Number: 09-27-306-145-1023



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 29782

Including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises"),

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the aforementioned Declaration of Trust set forth.

Full power and authority are hereby 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 the premises 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 to the 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 premises or any part thereof; to lease the premises 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

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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 the premises 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 appurtenance to the premises 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 appurtenance to the premises or any part thereof; and to deal with the premises 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 the trustee in relation to the premises, or to whom the 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, to see that the terms of the trust hereby created or of the Declaration of Trust have been complied with or 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 Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the Declaration of Trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Declaration of Trust or in some amendment thereto and binding upon all beneficiaries thereunder; (c) 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 a successor or successors in trust, the successor or successors in trust shall 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 the premises, and that interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the Declaration of Trust shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder.

And 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.

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IN WITNESS WHEREOF the Grantor has signed this Deed in Trust on this 12
day of ~~January~~, 2010.
February

Florence S. Fritz
Florence S. Fritz as Grantor

Exempt under provisions of Paragraph e, Section 4 of the
Illinois Real Estate Transfer Tax Act and Paragraph e of the
Cook County transfer tax ordinance.

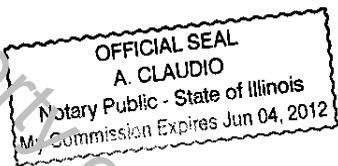
David C. Hart, Agent 2/16/10

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, Notary Public, hereby certify that Florence S. Fritz, a widow, and not since remarried, personally known to me to be the same person whose name is signed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

GIVEN under my hand and notarial seal on this 12 day of ~~January~~ ^{FEBRUARY}, 2010.



Notary Public

A. Claudio

My commission expires JUN 4, 2012

This instrument was prepared by:

Quin R. Frazer, Esq.
Drinker Biddle & Reath LLP
191 North Wacker Drive
Suite 3700
Chicago, Illinois 60606-1698

Grantee's address for subsequent tax bills:

Florence S. Fritz, as Trustee
47 Park Lane, #127
Park Ridge, IL 60068

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EXHIBIT A

Parcel 1:

Unit #127 as delineated on survey of the following described parcel of Real Estate (Hereinafter referred to as 'parcel'):
That part of Lots 2, 3, and 4 in Ann Murphy Estate Division of Land in Sections 27 and 28, Township 41 North, Range 12 East of the Third Principal Meridian, Described as follows
Commencing at the intersection of the South line of the North 1/2 of that part of Lot 4 aforesaid and the West line of the East 840.00 feet of Lots 3 and 4 aforesaid (said intersection point and point of commencement being assigned coordinates of 2000.00 feet North and 2000.00 feet East; and the South line of the North 1/2 of that part of Lot 4 aforesaid being assigned a bearing of South 90 degrees 00 Minutes 00 Seconds West; Thence South 90 degrees 00 Minutes 00 Seconds West; Along said South line 124.00 feet; Thence North 00 Degrees 00 Minutes 00 Seconds West (At right angles thereto) 116.00 feet to a point having coordinates 2116.00 feet North and 1876.00 feet East, said point being the point of beginning of the land herein described; Thence continue North 00 Degrees 00 Minutes 00 Seconds West 361.00 feet to coordinates 2477.00 feet North and 1876.00 feet East; Thence North 65 Degrees 46 Minutes 20 Seconds West 65.80 feet to coordinates 2504.00 feet North and 1816.00 feet East; Thence North 00 Degrees 00 Minutes 00 Seconds West 4.00 feet; Thence North 90 Degrees 00 Minutes 00 Seconds West 67.00 feet; Thence South 00 Degrees 00 Minutes 00 Seconds West 186.00 feet; Thence South 90 Degrees 00 Minutes 00 Seconds West 85.00 feet; Thence North 00 Degrees 00 Minutes 00 Seconds West 127.00 feet; Thence North 90 Degrees 00 Minutes 00 Seconds West 115.00 feet; Thence South 00 degrees 00 Minutes 00 Seconds West 141.00 feet; Thence South 90 Degrees 00 Minutes 00 Seconds West 140.00 feet; Thence South 00 Degrees 00 Minutes 00 Seconds East 122.00 feet; Thence South 90 Degrees 00 Minutes 00 Seconds East 347.00 feet; Thence South 00 Degrees 00 Minutes 00 Seconds East 70.00 feet; Thence South 90 Degrees 00 Minutes 00 Seconds East 120.00 feet to the point of beginning, in Cook County, Illinois, which survey is attached as Exhibit 'A' to Declaration made by La Salle National Bank as Trustee under Trust Agreement dated July 15, 1972 and known as Trust Number 44427, recorded in the office of the Recorder of Cook County, Illinois as Document #22996722 and as amended by Document #23395090; Together with an undivided .843 percent interest in said parcel (Excepting from said parcel all the property and space comprising all the units as defined and set forth in said declaration and survey) in Cook County, Illinois

Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1 through the community area as set forth in the Declaration of Easements, Restrictions and Covenants for Park Lane Community Association recorded February 13, 1975 as Document 22996721 and as amended by Document 23395089 and as created by deed from La Salle National Bank under Trust #47107 to Donald E. Olsen and Barbara H. Olsen and recorded July 14, 1976 as Document #23558716 in Cook County, Illinois.

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STATEMENT BY GRANTOR AND GRANTEE

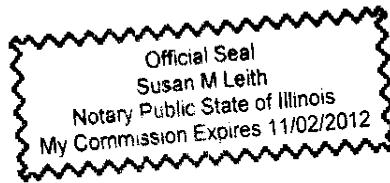
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 2/23, 2010

Grant C. Shurt, Agent
Grantor or Agent

Subscribed and Sworn to before me this 23rd day of Feb, 2010.

Susan M. Leith
Notary Public



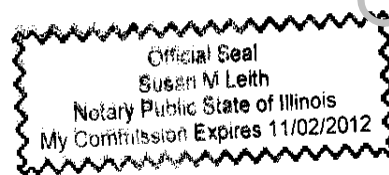
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 2/23, 2010

Grant C. Shurt, Agent
Grantee or Agent

Subscribed and Sworn to before me this 23rd day of Feb, 2010.

Susan M. Leith
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.)