



## DEED IN TRUST (Illinois)

Doc#: 1008555088 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/26/2010 02:00 PM Pg: 1 of 3

Mail to:  
Martin S. Niedelson and Lucie Niedelson  
2650 N. Lakeview, Unit 810  
Chicago, IL 60614

Name & address of taxpayer:  
Martin S. Niedelson and Lucie Niedelson  
2650 N. Lakeview, Unit 810  
Chicago, IL 60614

THE GRANTOR(S) Martin S. Niedelson, married to Lucie Niedelson, of the City of Chicago County of Cook State of Illinois for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid. 3

CONVEY AND QUIT CLAIM to Martin S. Niedelson, as Trustee under the Martin S. Niedelson Trust, Dated April 27, 1994, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NO. 810 IN THE 2650 NORTH LAKEVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARCELS OF LAND IN ANDREWS SPAFFORD AND COLEHOUR'S SUBDIVISION OF BLOCKS 1 AND 2 IN OUTLET OR BLOCK "A" OF WRIGHTWOOD, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDCIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25131915 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. 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 authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highway or alleys and to vacate and 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 successors or successors in trust of the title, estate, power and authorities vested in said trust, to donate, to dedicate, to mortgage, pledge or other wise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession of reversion, by lease to commence in praesenti or futuro, and upon any terms and for any period and upon any term and for any period or periods of time, not exceeding 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 of any time or times hereafter, to contract to make leases and to grant options to lease and option 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 charge 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 consideration as it would be lawful for any person owning the same deal with the same, whether similar to or different from the way and for other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the way 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 necessary 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 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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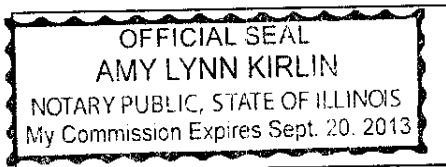
The interest of each and every beneficiary hereunder and all person claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder 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.

Permanent index number(s) 14-28-318-077-1059  
Property address: 2650 N. Lakeview, Unit 810, Chicago, IL 60614  
DATED this 1<sup>st</sup> day of February, 2010.

Martin S. Niedelson  
Martin S. Niedelson

Lucie Niedelson  
Lucie Niedelson

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Martin S. Niedelson and Lucie Niedelson



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 the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 1<sup>st</sup> <sup>(3)</sup> March day of ~~February~~, 2010.

Commission expires 9/20, 2013.

[Signature]

COUNTY- ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: ~~February~~ 1<sup>st</sup>, 2010

Buyer, Seller, or Representative: Martin S. Niedelson  
March  
MNL

Martin S. Niedelson

Recorder's Office Box No.

**NAME AND ADDRESS OF PREPARER:**

Blake A. Rosenberg, Attorney at Law  
2900 Ogden Avenue  
Lisle, Illinois 60532

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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 March 1<sup>st</sup>, 2010

Signature: Martin S. Niedelson  
Martin S. Niedelson

Subscribed and sworn before me by  
This 1<sup>st</sup> day of March,  
2010.

[Signature]  
Notary Public



The grantee or his agent affirms and verifies 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 March 1<sup>st</sup>, 2010

Signature: Martin S. Niedelson  
Martin S. Niedelson

Subscribed and sworn before me by  
This 1<sup>st</sup> day of March,  
2010.

[Signature]  
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, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)