

UNOFFICIAL COPY

DEED IN TRUST

The Grantor,
MARK JAMES MEIER,
of 7306 N. Ridge Blvd., Unit 3A,
Chicago, Cook County, Illinois,
60645-7007, in consideration of the
sum of ten and no/100 dollars, and
other good and valuable consideration,
the receipt of which is hereby
acknowledged, hereby conveys
and warrants to:



Doc#: 1011231041 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/22/2010 10:55 AM Pg: 1 of 5

MARK J. MEIER, 7306 N. Ridge Blvd., Unit 3A, Chicago, Il. 60645-7007, as **Trustee** under the terms and provisions of the **MARK J. MEIER REVOCABLE TRUST** dated August 21, 2009, and to any and all successors as the Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: See attached legal description.

Permanent Index Number (PIN): 11-30-307-216-1011

Address of Real Estate: 7306 N. Ridge Blvd., Unit 3A, Chicago, Il. 60645-7007

To have and to hold said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof. (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the trustee, (c) To mortgage encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any part dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease, or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said

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instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under the said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, the Successor Trustee named under said Trust Agreement is appointed as Successor Trustee herein with the powers and authority as vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the word "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this: 15 day of April, 2010.



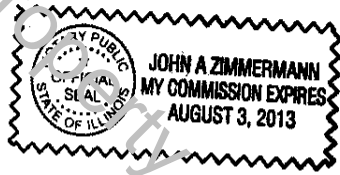
MARK JAMES MEIER

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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 MARK JAMES MEIER, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release of the right of homestead.

Given under my hand and official seal this 15 day of ~~March~~ ^{APRIL}, 2010.



John A. Zimmermann
NOTARY PUBLIC

My commission expires: 08/03/13

Exempt under the provisions of Paragraph E, section 31-45, Property Tax Code.

Date: 4-15-10

Mark J. Meier

This Document Prepared By:

John A. Zimmermann
Attorney at Law
1425 W. Balmoral Ave.
Chicago, Il. 60640

Send Subsequent tax Bills To:

Mark J. Meier, Trustee
7306 N. Ridge Blvd., Unit 3A
Chicago, Il. 60645-7007

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 3A IN THE RIDGE AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 3 AND THE PART OF LOT 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE WESTERLY TO A POINT 160 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE AT A POINT IN THE SOUTH LINE OF LOT 3 EXTENDED; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO AND WITH THE WESTERLY LINE OF RIDGE AVENUE TO A POINT 160 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE TO A POINT IN THE NORTH LINE OF LOT 3 EXTENDED; THENCE EAST ALONG SAID LINE OF LOT 3 EXTENDED TO THE NORTHWEST CORNER OF LOT 3; THENCE SOUTHEASTERLY ALONG AND UPON THE EASTERLY LINE OF LOT 5 TO PLACE OF BEGINNING IN BLOCK 2 IN CONGDON'S RIDGE ADDITION TO ROGER'S PARK, A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY MAREK GALAN AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 10, 1998 AS DOCUMENT NO. 98699790, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE # 4 AND STORAGE SPACE # 3A AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98699790.

P.I.N. 11-30-307-216-1011

COMMONLY KNOWN AS: 7306 N. RIDGE BLVD., UNIT 3A, CHICAGO, IL.
60645-7007

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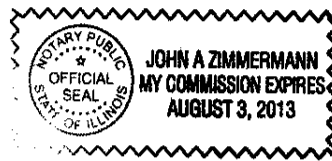
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 4-15-10

Signature *Mark J. Zimmermann*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTOR
THIS 15 DAY OF April, 2010.



NOTARY PUBLIC *John A. Zimmermann*

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 4-15-10

Signature *Mark J. Zimmermann*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GRANTEE
THIS 15 DAY OF April, 2010.



NOTARY PUBLIC *John A. Zimmermann*

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