

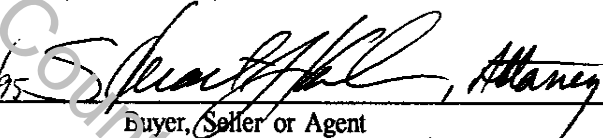
# UNOFFICIAL COPY

## DEED IN TRUST ILLINOIS

THE GRANTOR, **BETTY KORSHAK**, married to Jack Korshak, of the City of Lincolnwood, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **JACK E. KORSHAK**, not individually but solely as Trustee under the provisions of a trust agreement dated March 25, 1995, and known as the Betty H. Korshak Qualified Personal Residence Trust (hereinafter referred to as "said trustee"), and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Block 1 in Greenleaf Avenue Addition to Lincolnwood, being a Subdivision of all of Block 5 and those parts of Blocks 2, 3 and 6 in Clark's Subdivision in the North West 1/4 of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian lying East of a line 135.0 feet Easterly of (at right angles measurement) the Easterly right of way line of the Chicago and Northwestern Railroad Right of Way, in Cook County, Illinois, which survey is attached as Exhibit "E" to the Declaration of Condominium Ownership for Berkeley Place Condominium recorded December 31, 1990 as Document Number 90631414 and amended by First Amendment recorded December 31, 1992 as Document 92989607 together with its undivided percentage interest in the common elements.

EXEMPT UNDER REAL ESTATE TRANSFER  
TAX ACT, SECTION 4, PARAGRAPH E.

6/26/95  Attorney  
Date Buyer, Seller or Agent

Permanent Real Estate Index Number(s): 10-34-102-026-1117.

Address of Real Estate: 4545 W. Touhy, Unit 322, Lincolnwood, IL 60646-1175.

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 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, power 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.



1012610044

Doc#: 1012610044 Fee: \$42.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 06/06/2010 03:16 PM Pg: 1 of 4

95422636

DEPT-01 RECORDING

T#8555 TRAN 2794 06/09/95 16:00:00

10053 LC \*-95-422636

COOK COUNTY RECORDER

95422636

RE-RECORDING FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION. THE CORRECT LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT "A".

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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 thereafter; (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 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.

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 28<sup>th</sup> day of June, 1995.

*Betty Korshak*  
Betty Korshak

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 Betty Korshak, 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.

Given under my hand and official seal, this 28<sup>th</sup> day of June, 1995.



Commission Expires

*Marianne Platt*  
Notary Public

95422606

This instrument was prepared by: Stuart J. Kohn, Marks, Marks and Kaplan, Ltd.  
120 North LaSalle, Suite 3200, Chicago, Illinois 60602-2401

Mail To:  
Stuart J. Kohn, Esq.  
Marks, Marks and Kaplan, Ltd.  
120 N. LaSalle St., Suite 3200  
Chicago, IL 60602

Send Subsequent Tax Bills To:  
Betty Korshak  
4545 W. Touhy, #322  
Lincolnwood, IL 60646-1775

# UNOFFICIAL COPY

## 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 June 28, 1995

Signature

*Robert A. C. Attorney*  
Grantor or Agent

"OFFICIAL SEAL"  
SUBSCRIBED AND SWORN TO BEFORE MARIANNE PLATT  
ME BY THE SAID Agent Notary Public, State of Illinois  
THIS 28 DAY OF June My Commission Expires Jan. 18, 1998  
1995.

NOTARY PUBLIC

*Marianne Platt*

95122636

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.

Date June 28, 1995

Signature

*Robert A. C. Attorney*  
Grantee or Agent

"OFFICIAL SEAL"  
SUBSCRIBED AND SWORN TO BEFORE MARIANNE PLATT  
ME BY THE SAID Agent Notary Public, State of Illinois  
THIS 28 DAY OF June My Commission Expires Jan. 18, 1998  
1995.

NOTARY PUBLIC

*Marianne Platt*

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.]

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## EXHIBIT "A"

### LEGAL DESCRIPTION

10-34-102-026-1117

4545 W. Touhy Avenue, Unit 322, Lincolnwood, IL 60712

**UNIT 322 IN BARCLAY PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**THAT PART OF BLOCK 1 IN GREENLEAF AVENUE ADDITION TO LINCOLNWOOD, BEING A SUBDIVISION OF ALL OF BLOCK 5 AND THOSE PARTS OF BLOCKS 2, 3 AND 6 IN CLARK'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 135.0 FEET EASTERLY OF (AT RIGHT ANGLES MEASUREMENTS) THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY, EXCEPTING THEREFROM THAT PART OF THE LAND LYING WITHIN THE HORIZONTAL LIMITS OF AN EXISTING CONCRETE DECK WITH TWO LOWER LEVEL PARKING GARAGES, AS SHOWN ON SHEET 1 OF 10 OF EXHIBIT I TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BARCLAY PLACE CONDOMINIUM, PROJECTED UPWARD, HAVING A LOWER (BOTTOM) VERTICAL ELEVATION OF +616.00 (U.S.G.S.), HAVING AN UPPER (TOP) VERTICAL ELEVATION OF +709.74 (U.S.G.S.), ALL IN COOK COUNTY, ILLINOIS;**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 31, 1990 AS DOCUMENT NUMBER 90631414, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

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