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DEED IN TRUST (ILLINOIS)



Doc#: 1014639031 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/26/2010 01:10 PM Pg: 1 of 4

THE GRANTOR, CAROL DEAN, an unmarried person, of the County of Cook and State of Illinois, for and in consideration of TEN (10) DOLLARS, and other good and valuable consideration in hand paid,

Conveys and QUIT CLAIMS unto

CAROL M. DEAN
1040 North Lake Shore Drive
Unit 12-D
Chicago, IL 60611

(Name and Address of Grantee)

as **Trustee** under the provisions of a trust agreement dated the 14th day of May, 2010, and known as the Carol M. Dean Declaration of Trust Dated May 14, 2010 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See legal description in Exhibit A attached hereto and incorporated herein by this reference.

Permanent Real Estate Index Number(s): 17-03-202-061-1127

Address(es) of real estate: Unit 12-D, 1040 North Lake Shore Drive, Chicago, IL 60611

TO HAVE AND TO HOLD the said premises with the tenements and appurtenances thereunto belonging 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 all of the title, estate, powers 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 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 the 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,

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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 property 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 15 day of May, 2010.

_____(SEAL) Carol Dean _____(SEAL)
Carol Dean

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 Carol Dean 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, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 15th day of May, 2010

My commission expires July 17, 2012

Carolyn J. Brown
Carolyn J. Brown, Notary Public No. 421702

I HEREBY DECLARE THAT THIS DEED IN TRUST REPRESENTS A TRANSACTION THAT IS EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45 (e) OF THE REAL ESTATE TRANSFER TAX ACT

DATED: May 15, 2010 By: Carolyn J. Brown, Attorney

This instrument was prepared by Carolyn J. Brown, 155 Harbor Drive, Unit 3312, Chicago, IL 60601-7323

MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
CAROLYN J. BROWN, P.C.	<u>Ms. Carol M. Dean, Trustee</u>
155 Harbor Drive, Unit 3312	<u>1040 North Lake Shore Drive, Unit 12-D</u>
Chicago, IL 60601-7323	<u>Chicago, IL 60611</u>

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated May 15, 2010

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by
the said Grantor
this 14th day of May, 2010



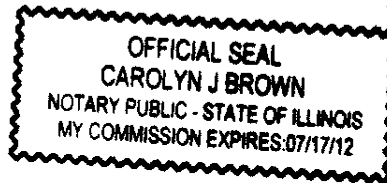
[Handwritten Signature]
Notary Public No. 421702 [Seal]
My commission expires July 17, 2012

The grantee 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 May 15, 2010

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by
the said Grantee
this 14th day of May, 2010



[Handwritten Signature]
Notary Public No. 421702 [Seal]
My commission expires July 17, 2012

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.]

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 12-D AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS PARCEL): LOTS 1, 2, 3, 4 AND 5 AND THAT PART OF LOT 6 LYING NORTH OF THE SOUTH LINE OF LOT 5 PRODUCED EAST TO THE EAST LINE OF SAID LOT 6 HERETOFORE DEDICATED AS A PUBLIC ALLEY AND NOW VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 19333014, IN OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 IN POTTER PALMER LAKE SHORE DRIVE ADDITION TO CHICAGO, TOGETHER WITH LOTS 1, 2, AND 3 (EXCEPT THE SOUTH 3 1/2 FEET OF SAID LOT 3) IN PALMER AND BORDENS RESUBDIVISION OF LOTS 15, 16 AND 18 IN BLOCK 1 OF THE AFORESAID ADDITION BEING A SUBDIVISION OF PART OF BLOCKS 3 AND 7 OF CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO: LOT 4 AND THE SOUTH 3 1/2 FEET OF LOT 3 AND THE EAST 3 FEET OF LOT 5 IN AFORESAID PALMER AND BORDENS RESUBDIVISION WHICH LIES NORTH OF A LINE COINCIDENT WITH THE SOUTH LINE OF LOT 4 IN THE AFORESAID OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 OF POTTER PALMER LAKE SHORE DRIVE ADDITION TO CHICAGO EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CARLYLE APARTMENTS, INC. RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 19899524 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

12-D

Office