

# UNOFFICIAL COPY



DEED IN TRUST  
(ILLINOIS)

Doc#: 1031229073 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/08/2010 02:25 PM Pg: 1 of 4

THE GRANTOR,

**Katena Markus, single and not married**  
**2804 N. Lakewood, Unit 209**  
**Chicago, Illinois 60657**

of the County of Cook and State of Illinois for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, Convey and Quit Claim unto:

**Katena A. Markus**  
**2804 N. Lakewood, Unit 209**  
**Chicago, Illinois 60657**

as Trustee under the provisions of a trust agreement dated the 19th day of August, 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:

Parcel 1: Unit 209 in Metalworks Condominium, as delineated on a survey of the following described real estate: Lots 25 to 30, inclusive, in McClelland's Subdivision of the East 2.961 acres of Block 2 in William Lill and Heirs of Michael Diversey's Subdivision of the Southwest Quarter of the Northwest Quarter of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 1 and 2 in McClelland's Subdivision aforesaid, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document No. 89113221 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 3: The exclusive right to the use of Parking Space 6, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as Document No. 89113221.

Exempt under the provisions of Paragraph e, Section 4,  
of the Illinois Real Estate Transfer Tax Act.  
10/28/2010 *Katena A. Markus*  
DATE BUYER, SELLER or REPRESENTATIVE

Permanent Real Estate Index Number(s): 14-29-130-044-1016  
Address of real estate: 2804 N. Lakewood, Unit 209, Chicago, Illinois 60657

S YES  
P F  
S NO  
E YES  
SC YES  
E YES  
INT 16.14

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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, 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 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 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 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 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.



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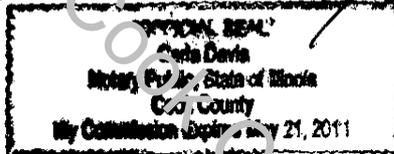
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her agent affirms that, to the best of 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: Oct 28, 2010 Signature: Katena Markus  
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor this 28 day of October, 2010

Carla Davis  
Notary Public

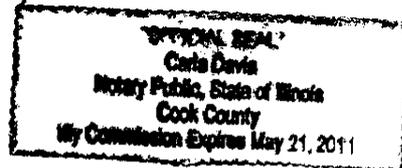


The Grantee or her agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: Oct 28, 2010 Signature: Katena A. Markus  
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee this 28 day of October, 2010

Carla Davis  
Notary Public



[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.]