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Doc#: 1032244052 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/18/2010 11:54 AM Pg: 1 of 4

DEED IN TRUST

THE GRANTOR, FRANK D. FERRARA, an unmarried person having never been married, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten and 00/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Quitclaims to FRANK D. FERRARA, Trustee, or his successors in trust, under the FRANK D. FERRARA LIVING TRUST DATED 11/3/2010, and any amendments thereto, all his interest in and to the following described real estate in Cook County, Illinois:

UNIT NUMBER 11F, AS DELINEATED UPON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY ("PARCEL"):

THE WEST 50 FEET OF LOT 3 IN THE SUBDIVISION OF LOTS 2 AND 3 AND ACCRETIONS IN LAKE FRONT ADDITION IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AND ESTABLISHED BY DECREE CASE 256806 IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SUBDIVISION OF LOTS 2 AND 3 RECORDED SEPTEMBER 6, 1912 AS DOCUMENT 5 036 117, AND ALSO THE EAST 50 FEET OF THE WEST 100 FEET OF LOT 3 IN SAID SUBDIVISION OF LOTS 2 AND 3 AND ACCRETIONS IN SAID LAKE FRONT ADDITION ACCORDING TO THE PLAT OF SAID SUBDIVISION OF LOTS 2 AND 3 IN COOK COUNTY, ILLINOIS

Subject to: covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; roads and highways; party wall rights and agreements; limitations and conditions imposed by the condominium Property Act; real estate taxes not yet due or payable

Street address: 360 West Wellington, Unit 11F
City, state, and zip code: Chicago, IL 60657
Property index numbers: 14-28-202-017-1060

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

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Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words

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"in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

The 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.

The grantor has signed this deed on 11/3/2010.

Frank D. Ferrara

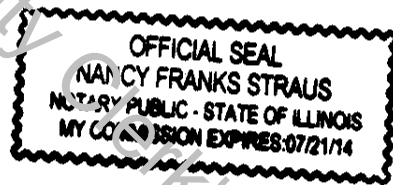
FRANK D. FERRARA

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that FRANK D. FERRARA, an unmarried person, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: November 3, 2010

Nancy Franks Straus
Notary Public



NAME AND ADDRESS OF GRANTEE AND SEND FUTURE TAX BILLS TO:

FRANK D. FERRARA, TRUSTEE
360 W. WELLINGTON, UNIT 11F
CHICAGO, IL 60657

THIS DEED WAS PREPARED BY:
NANCY FRANKS-STRAUS, LTD., ATTORNEY AT LAW
120 N. LaSALLE ST., STE. 1040
CHICAGO, ILLINOIS 60602

Exempt under Real Estate Transfer Tax Act Sec. 4, Par. E and Cook County Ord. 95104 Par. E

Date 11-03-2010 Sign *Nancy Franks Straus*

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STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his 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 title to real estate under the laws of the State of Illinois.

Frank D. Ferrara
FRANK D. FERRARA/Signature of Grantor or Agent

11/3, 20 10

Subscribed and sworn to before me by the
said FRANK D. FERRARA
this 3RD day of November, 2010



Nancy Franks Straus
Notary Public

The **Grantee** or his/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.

Frank D. Ferrara
FRANK D. FERRARA/Signature of Grantee or Agent

11/3, 20 10

Subscribed and sworn to before me by the
said FRANK D. FERRARA
this 3RD day of November, 2010



Nancy Franks Straus
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, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)