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Doc#: 1102646053 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/26/2011 01:49 PM Pg: 1 of 5

DEED IN TRUST

THE GRANTOR, KAREN M. KROWZACK, a widow and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEY and QUITCLAIM as follows:

To KAREN M. KROWZACK as Trustee of the KAREN M. KROWZACK Revocable Trust dated April 25, 2005, 400 E. Randolph, Unit 3408, Chicago, Illinois 60601 the following described Real Estate situated in the County of Cook, State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT A

subject to Real Estate taxes for 2009 and subsequent years; covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property, existing mortgages made by Grantors, if any.

Permanent Index Number (PIN): 17-10-400-012-1802 & 17-10-400-012-1804

Address of Real Estate: 400 E. Randolph, Units 3406 & 3408, Chicago, Illinois 60601

TO HAVE AND TO HOLD the said premises with all appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or 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 99 years, and to renew or extend leases upon any terms and for


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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 real estate, 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 real estate or any part thereof, and to deal with said real estate and 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 or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee or any successor in trust, be obliged to see to the application of any purchase money, rent, 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 authority, 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 (including the Recorder of Deeds of the aforesaid County) 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 such 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 grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 27 day of December, 2010



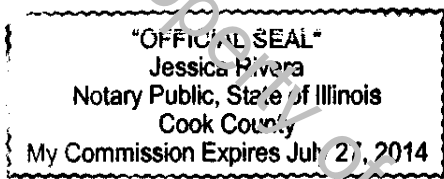
 KAREN M. KROWZACK

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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KAREN M. KROWZACK, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, she 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 27 day of December, 2010.



Jessica Rivera

Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW
DATE: 1/14/2011

Daniel G. Coman

Signature of Buyer, Seller or Representative

This instrument was prepared by:
Daniel G. Coman
Coman & Anderson, P.C.
2525 Cabot Drive, Suite 300
Lisle, Illinois 60532

Mail to:
Daniel G. Coman
Coman & Anderson, P.C.
2525 Cabot Drive, Suite 300
Lisle, Illinois 60532

Send subsequent tax bills to:
Karen M. Krowzack
400 E. Randolph, Unit 3408
Chicago, Illinois 60601

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Legal Description

of premises commonly known as 400 E. Randolph, Units 3406 and 3408, Chicago, IL 60601

EXHIBIT A

UNIT 3406 AND 3408 AS DELINEATED ON SURVEY OF CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA, A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED April 30, 1962 AS DOCUMENT NO. 18461961, CONVEYED BY DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 17460, RECORDED MAY 7, 1962 AS DOCUMENT NO. 18467558, AND ALSO SUPPLEMENTAL DEED THERETO RECORDED December 23, 1964 AS DOCUMENT NO. 19341545, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED April 9, 1962 AND KNOWN AS TRUST NUMBER 17460 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22453315 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 17-10-401-012-1802
17-10-405-012-1804

Cook County Clerk's Office

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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 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.

Date: 1/17/2011

Signature: *Daniel G. Coman*
Daniel G. Coman, Agent

SUBSCRIBED AND SWORN TO before
me this 17th day of January, 2011.

Amy M. Schad
Notary Public



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 title to real estate under the laws of the State of Illinois.

Date: 1/17/2011

Signature: *Daniel G. Coman*
Daniel G. Coman, Agent

SUBSCRIBED AND SWORN TO before
me this 17th day of January, 2011.

Amy M. Schad
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 a Class A misdemeanor for subsequent offenses.

THIS TRANSACTION IS EXEMPT UNDER 35 ILCS 200/31-45 (e) OF THE ILLINOIS REAL ESTATE TRANSFER ACT.