

UNOFFICIAL COPY

Prepared by and Mail to:
Leonard Malkin
Mandel, Lipton, Roseborough & Lifshitz Ltd
120 North LaSalle Street, Suite 1450
Chicago, IL 60602



Doc#: 1103945061 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2011 01:54 PM Pg: 1 of 4

DEED INTO TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, MICHAEL RAZZOOG and ELLEN RAZZOOG, husband and wife, of the City of Chicago, County of Cook, State of Illinois,

For and in consideration of TEN DOLLARS and other valuable consideration in hand paid,

CONVEY and QUIT CLAIM to

MICHAEL RAZZOOG, Trustee, or his successors in trust, under THE MICHAEL RAZZOOG LIVING TRUST dated December 29, 2009 and any amendments thereto, of Unit L, 2750 North Wayne and Parking Space 21, Chicago IL 60614

All interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT L AND PARKING SPACE NUMBER 21 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FILMSTRIP LOFTS CONDOMINIUM AS DELINIATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99701987, AND AMENDED BY DOCUMENT NUMBER 00582436 IN THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL 2:

RECIPROCAL EASEMENTS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALL EASEMENTS FOR THE FIRST AMERICAN BANK BUILDING RECORDED WITH THE COOK COUNTY RECORDER'S OFFICE ON JULY 22, 1999 AS DOCUMENT NUMBER 99701986.

Permanent Real Estate Index Numbers: 14-29-303-052-1012 and 14-29-303-052-1035
Address of Real Estate: 2750 N. Wayne, Chicago IL 60614

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreements set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said Agreement, full power and authority is hereby granted to the 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 resubdivide said property as often as desired, to contract to sell, to

MM
REC'D

UNOFFICIAL COPY

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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, 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 at the present or in the 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 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 or title or interest in or about or easement appurtenant to said real estate 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 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 the trustee 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 the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of said agreement and every deed, trust deed, mortgage, lease or other instrument executed by the 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 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 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 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 their predecessors 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.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

And said GRANTORS hereby expressly waive and release 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.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunder set his hand and seal dated January 19, 2011

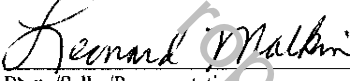


Michael Razzoog (SEAL)



Ellen Razzoog (SEAL)

Exempt under provisions of Paragraph E,
Real Estate Transfer Tax Law




Buyer/Seller/Representative 1-19-11
Date

STATE OF ILLINOIS, COUNTY OF COOK SS:

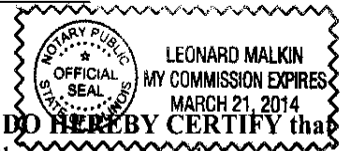
I, the undersigned, a Notary Public on and for said County, in the State aforesaid, **DO HEREBY CERTIFY that Michael Razzoog, married to Ellen Razzoog**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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.

Given under my hand and official seal dated January 19, 2011



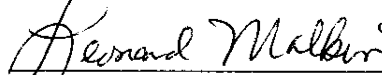
Notary Public

STATE OF ILLINOIS, COUNTY OF COOK SS:

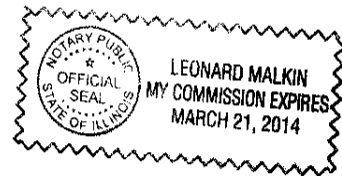


I, the undersigned, a Notary Public on and for said County, in the State aforesaid, **DO HEREBY CERTIFY that Ellen Razzoog, married to Michael Razzoog**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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.

Given under my hand and official seal dated January 19, 2011



Notary Public



SEND SUBSEQUENT TAX BILLS TO:
Michael Razzoog
2845 North Wolcott Avenue, Unit E
Chicago IL 60614-6055

UNOFFICIAL COPY

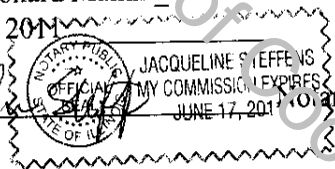
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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, 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: January 27, 2011

Signature: Leonard Malkin
Grantor or Agent

Subscribed and sworn to before me
by the said Leonard Malkin
on January 27, 2011

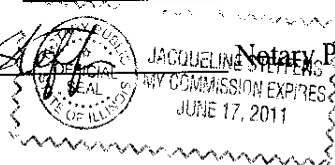
Jacqueline Steffens
Notary Public


The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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, 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: January 27, 2011

Signature: Leonard Malkin
Grantor or Agent

Subscribed and sworn to before me
by the said Leonard Malkin
on January 27, 2011

Jacqueline Steffens
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].