

UNOFFICIAL COPY



DEED IN TRUST

Doc#: 1104822076 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/17/2011 11:31 AM Pg: 1 of 4

THE GRANTOR: Laurie S. Hillman, divorced and not since remarried, 2700 N. Hampden Ct. #10A, Chicago, IL 60614, in consideration of the sum of **Ten Dollars (\$10.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

hereby conveys and quit claims to Laurie S. Hillman and Bonnie Shay, 2700 N. Hampden Ct. #10A, Chicago, IL 60614, as **Co-Trustees**, under the terms and provisions of a certain **Trust Agreement dated March 2, 1983**, and designated as **The Laurie Sue Hillman Trust**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LEGAL DESCRIPTION:

Unit 10A and 41 in 2700 North Hampden Court Condominium as delineated on a survey of the following described real estate: Lot 5 (except the West 10 feet of the Southerly 90 feet thereof) in Hobart's Subdivision of Lots 20, 21 and 22 in Block 2 in the Subdivision of Blocks 1 and 2 of Outlet A in Wrightwood, a Subdivision in the East 1/2 of Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 93392770, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PERMANENT INDEX NUMBER (PIN): 14-28-308-028-1027
14-28-308-028-1136

ADDRESS(ES) OF REAL ESTATE: 2700 N. Hampden Ct., #10A, Chicago, IL 60614

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee; (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every

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contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Co-Trustees herein named, to act, or upon their removal from the County, _____ is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

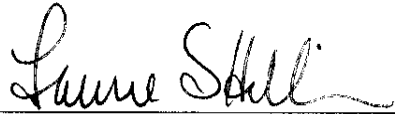
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or upon condition, or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 30th day of December, 2010.

Please Print
or type
names(s)
below
Signature



Laurie S. Hillman

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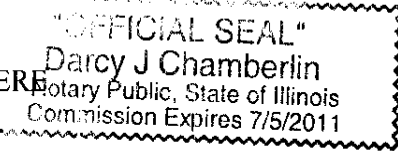
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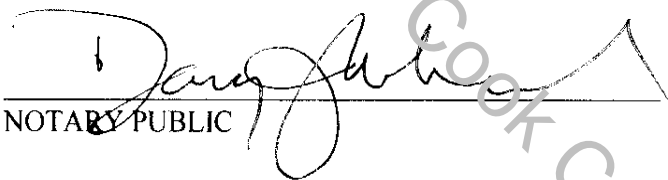
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State of State of Illinois)
) ss.
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Laurie S. Hillman, divorced and not since remarried, 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.

IMPRESS SEAL HERE 

Given under my hand and official seal, this 30 day of December, 2010
Commission expires 7-5, 2011

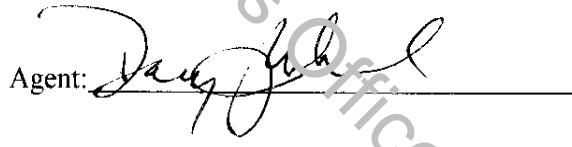

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Darcy J. Chamberlin, Esq.
1200 Harger Road
Suite 209
Oak Brook, IL 60523-1816

This transaction is exempt under the provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act.

Date: 12-30-2010

Agent: 

MAIL TO:

Darcy J. Chamberlin
Chamberlin Law Group
1200 Harger Road, Suite 209
Oak Brook, Illinois 60523-1816

SEND SUBSEQUENT TAX BILLS TO:

Laurie S. Hillman
2700 Hampden Ct.
#10A
Chicago, IL 60614

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SWORN STATEMENT

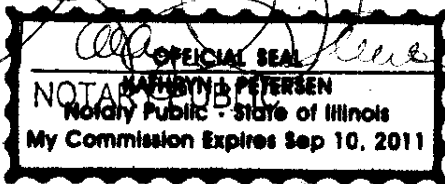
The grantor or his agent hereby certifies that to the best of his knowledge that the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold 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.

GRANTOR:

[Handwritten signature]

SUBSCRIBED AND SWORN TO

before me this 6 day
of January, 2011



The grantee or his agent hereby certifies that to the best of his knowledge that the name of the grantee(s) 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 in 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.

GRANTEE:

[Handwritten signature]

SUBSCRIBED AND SWORN TO

before me this 6 day
of January, 2011

[Handwritten signature]

NOTARY PUBLIC

