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Doc#: 1106718065 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/08/2011 04:06 PM Pg: 1 of 4

WARRANTY DEED IN TRUST  
Individual

FIDELITY NATIONAL TITLE 13013835

THE GRANTOR(S), **JOHN DUCKWORTH**, a bachelor, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **JOHN DUCKWORTH as Trustee under Trust Agreement dated August 1, 2000, and Known as Trust Number 1645**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1: Unit Number 711 in Tower Lofts Condominium, as delineated on a survey of the following described real estate:

BOX 15

Lots 1 and 3 in Lincoln, Ashland, Belmont Subdivision, being a resubdivision of land, property and space in the Southeast 1/4 of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 95658937, and as amended from time to time, together with its undivided percentage interest in the common element, in Cook County, Illinois.

Parcel 2: Easements for the benefit of Parcel 1 for ingress, egress, use of enjoyment of the property as set forth in the Declaration of Covenants, Conditions, Restrictions, and Easements recorded as Document Number 95658935 and in the Easement and Maintenance Agreement recorded as Document 95658936, in Cook County, Illinois.

Parcel 3: The exclusive right to use of P-9, a limited common element, as delineated on the survey attached to Declaration recorded as Document Number 9568937, and amended from time to time, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 14-19-426-042-1077

Address(es) of Real Estate: 1601W. School Street, Unit 711, Chicago, Illinois 60657-2140

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, street, 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 complied with, or to enquire into the

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powers and authority of the Trustee, and the execution of every contract, option, deed, 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 agreement 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 Trustee herein named, to act, or upon his removal from the County then **TAMMY SISHELLE JOYCE** is 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 now 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(s) hereby waive(s) and release(s) 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 1<sup>st</sup> day of August, 20 00



*[Handwritten Signature]*

**John Duckworth**

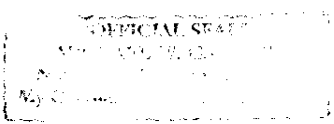
Witness under provisions of Paragraph E of the Illinois Real Estate Transfer Act."

8/1/00 [Signature]  
Date Buyer, Seller or Representative

STATE OF ILLINOIS, COUNTY OF Lake ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **John Duckworth**, 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, this 1<sup>st</sup> day of August, 20 00



*[Handwritten Signature]* **Notary Public**

**Prepared by and Mail to:**  
Michael W. Gantar  
Gantar & DeMartini, Ltd.  
382 Lake Street  
Antioch, Illinois 60002

**Name and Address of Taxpayer:**  
John Duckworth, Trustee  
25461 W. "A" Street  
Antioch, Illinois 60002

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**Legal Description for the property commonly known as**

**1601 W. School Street, Unit 710/P-9, Chicago, Illinois 60657  
PIN: 14-19-426-042-1076**

Parcel 1: Unit Number 710 in Tower Lofts Condominium, as delineated on a survey of the following described real estate:

Lots 1 and 3 in Lincoln, Ashland, Belmont Subdivision, being a resubdivision of land, property and space in the Southeast 1/4 of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit 'C' to the Declaration of Condominium recorded as Document Number 95658937, and as amended from time to time together with its undivided percentage interest in the common element, in Cook County, Illinois.

Parcel 2: Easements for the benefit of Parcel 1 for ingress, egress, use and enjoyment of the property as set forth in the Declaration of Covenants, Restrictions and Easements recorded as Document number 95658935 and in the Easement and Maintenance Agreement recorded as Document 95658936, in Cook County, Illinois.

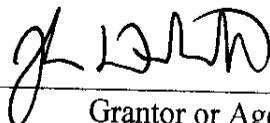
Parcel 3: The exclusive right to the use of P-9, a limited common element, as delineated on the survey attached to Declaration recorded as Document Number 95658937, and amended from time to time, in Cook County, Illinois.

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## STATEMENT BY GRANTOR AND GRANTEE

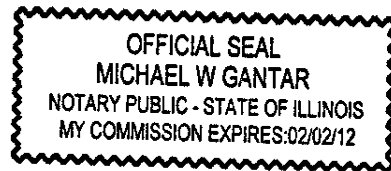
The Grantor or his/~~her~~ agent affirms that, to the best of his/~~her~~ knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

Dated December 30, 2010

Signature:   
Grantor or Agent

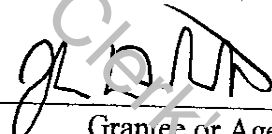
Subscribed and sworn to before me by the said Grantor this 30th day of December, ~~2006~~ 2010.

  
NOTARY PUBLIC

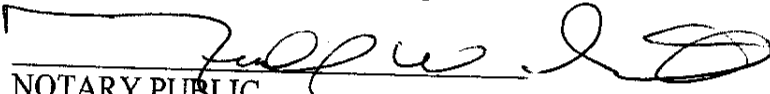


The Grantee or his/~~her~~ agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated December 30, 2010

Signature:   
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 30th day of December, ~~2006~~ 2010.

  
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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)