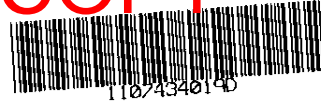


# UNOFFICIAL COPY



Doc#: 1107434019 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/15/2011 09:28 AM Pg: 1 of 4

## DEED IN TRUST (ILLINOIS)

### THE GRANTORS

Thomas O'Connor and Mary  
O'Connor, his wife

Above space for Recorder's Office Only

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) Ten DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM to Thomas J. O'Connor and Mary Patricia O'Connor, as Co-Trustees of the O'Connor Family Trust dated March 14, 2011, 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 ATTACHED AS EXHIBIT A

Exempt under the provisions of paragraph e, Section 4, Real Estate Transfer Tax Act.

Thomas J. O'Connor

Permanent Real Estate Index Number(s): 17-15-309-041-1297; 17-15-309-041-1206  
Address of real estate: 1160 S. Michigan Ave., Unit 1805, Chicago, IL 60605

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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 complied with, or to inquire into the powers and authority of the Trustee, and the execution of every 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 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

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successors in trust, that he or they were duly appointed and are fully invested into 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 person 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.

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.

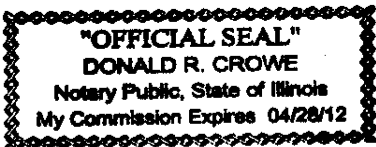
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance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

The Grantors hereby waive and release 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 14 day of MARCH 2011

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)	<u>Thomas O'Connor</u> (SEAL)	<u>Mary O'Connor</u> (SEAL)
	_____ (SEAL)	_____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Thomas O'Connor and Mary O'Connor, his wife personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 14 day of March,

Commission expires 4-28-12 Donald R. Crowe  
NOTARY PUBLIC

This instrument was prepared by: Donald R. Crowe, 36 S. Wabash, Suite 1300, Chicago, IL 60603

**MAIL TO:**

Thomas J. O'Connor  
Unit 1805  
1160 S. Michigan Ave.  
Chicago, IL 60605

**SEND SUBSEQUENT TAX BILLS TO:**

Thomas J. O'Connor  
Unit 1805  
1160 S. Michigan Ave.  
Chicago, IL 60605

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## EXHIBIT "A"

PARCEL 1:

807

UNIT 1805 AND PARKING SPACE UNIT ~~807~~ IN THE COLUMBIAN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 13 IN BLOCK 21 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPT FROM SAID PREMISES THAT PORTION THEREOF TAKEN OR USED FOR ALLEY) IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 9<sup>th</sup>, 2007 AS DOCUMENT NUMBER 0719003037, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JULY 9<sup>th</sup>, 2007 AS DOCUMENT NUMBER 0719003036 FOR SUPPORT, INGRESS AND EGRESS, MAINTENANCE, UTILITIES AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN AND IS MORE PARTICULARLY DESCRIBED THEREIN.

PDN: 17-15-309-027-0000  
COMMON ADDRESS: 1160 SOUTH MICHIGAN, CHICAGO, ILLINOIS 60605

PROPERTY OF 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.

DATED 14 MARCH 2011

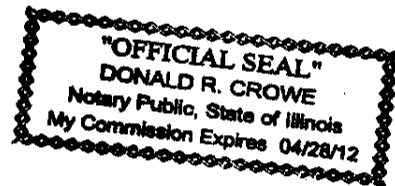
Signature: Thomas O'Connor  
Grantor or Agent:

Subscribed and sworn to before me

by the said Thomas O'Connor

this 14 day of March, 2011.

Notary Public Donald R. Crowe



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

DATED 14 MARCH 2011

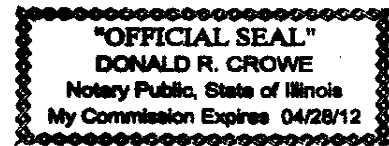
Signature: Thomas O'Connor  
Grantee or Agent:

Subscribed and sworn to before me

by the said Thomas O'Connor

this 14 day of March, 2011.

Notary Public Donald R. Crowe



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 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.)