

# UNOFFICIAL COPY

## DEED IN TRUST

The Grantors,

PATRICK STANTON and JANET STANTON,  
his wife

of the County of DuPage, State of Illinois

for good and valuable consideration in hand paid,

CONVEY and WARRANT unto

JANET A. STANTON, not individually, but solely  
as Trustee of the JANET A. STANTON  
REVOCABLE TRUST UNDER AGREEMENT  
DATED FEBRUARY 12, 1986

Grantee's Address: Unit(s) 1303, 130 North  
Garland Court, Illinois 60602


(hereinafter referred to as "said trustee", regardless  
of the number of trustees) and unto all and every successor in trust under said trust agreements, the following  
described real estate in the County of Cook, State of Illinois:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Commonly known as: Unit 1303 and Parking Space Unit 8-17, 130 North Garland Court, Illinois 60602

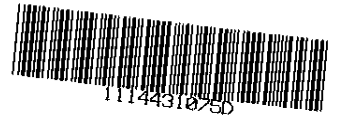
P.I.N.: 17-10-309-015-1047  
17-10-309-015-1751

Exempt under provisions of Paragraph E, Section  
4, Real Estate Transfer Tax Act

  
Grantor's Agent

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide  
said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part  
thereof, and to resubdivide said property 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 premises 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  
property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or  
reversion, by leases to commence in present or in 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



Doc#: 1114431075 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
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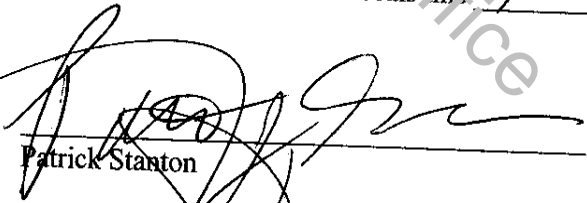
provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition 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, title or interest in or about or easement appurtenant to said premises 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 the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

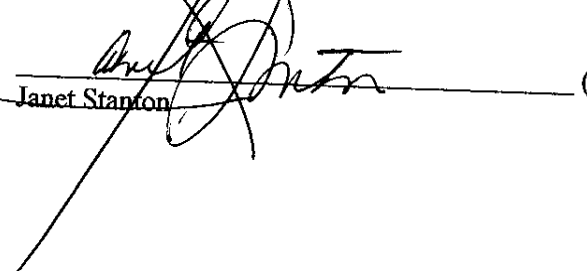
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 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 relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trusts created by this Indenture and by said trust agreements were 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 agreements 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 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 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.

And the said grantors hereby expressly waive and release any and all rights or benefits 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 16 day of May, 2011.

 (seal)  
 Patrick Stanton

 (seal)  
 Janet Stanton

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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 Patrick Stanton and Janet Stanton, his wife, personally known to me to be the same persons whose names are 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 notarial seal this 10<sup>th</sup> day of May, 2011.



Howard D. Lerman  
Notary Public

Future Taxes to Grantees' Address

Janet Stanton, Trustee  
130 North Garland Court  
Unit 1303  
Chicago, Illinois 60602

After Recording, Mail to:

Howard D. Lerman  
Howard D. Lerman & Associates, Ltd.  
135 S. LaSalle Street  
Suite 2810  
Chicago, Illinois 60603

This Instrument was prepared by: Howard D. Lerman & Associates, Ltd.  
Whose Address is: 135 S. LaSalle Street, Suite 2810, Chicago, Illinois 60603

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A****Parcel 1:**

Unit 1303 and Parking Space Unit 8-17 together with the exclusive right to use of the Limited Common Element Storage Space numbered S807-69 in the Heritage at Millennium Park Condominium as delineated and defined on the Plat of Survey of the following described parcels of real estate:

Part of Lots 1 to 6, inclusive, in Block 12 in Fort Dearborn Addition to Chicago in the Southwest Fractional Quarter of Section 10, Township 39 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 December 16, 2004 as document number 0435103109, as amended from time to time, together with their undivided percentage interest in the Common Elements.

**Parcel 2:**

Easement appurtenant for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded December 16, 2004 as document number 0435103107 for ingress and egress, for maintenance, structural support, use of facilities, encroachments, common walls, utilities and permanent canopy over the land described herein. (Said land commonly referred to as the retail parcel.)

GRANTOR ALSO HEREBY GRANTS TO GRANTEES AND GRANTEES' SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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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 May 10, 2011

Signature: *Michael Scott Lerman*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Howard D. Lerman  
This 10<sup>th</sup> day of May, 2011  
Notary Public *Michael Scott Lerman*

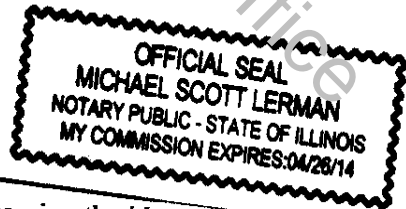


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 10, 2011

Signature: *Howard D. Lerman*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Howard D. Lerman  
This 10<sup>th</sup> day of May, 2011  
Notary Public *Michael Scott Lerman*



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