

# UNOFFICIAL COPY



11145310485

## DEED IN TRUST

Doc#: 1114531048 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/25/2011 02:31 PM Pg: 1 of 4

THE GRANTOR, LAWRENCE J. KEMPLER  
as trustee of the Lawrence J. Kempler Trust  
dated June 18, 1992 of 2461 Greenleaf  
Avenue, Elk Grove Village, State of Illinois,  
County of Cook, for the consideration of  
TEN AND NO/100 (\$10.00) DOLLARS, and  
other valuable consideration, in hand paid,  
GRANTS, CONVEYS AND WARRANTS  
to LAWRENCE J. KEMPLER, s Trustee,  
under the provisions of the Kempler/

Copeland Dearborn Condominium Trust dated April 22, 2011, 1301 N. Dearborn Street, Unit 1502, Chicago, County of Cook, State of Illinois, 60610 (hereinafter referred to as "said trustee" regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

### LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART

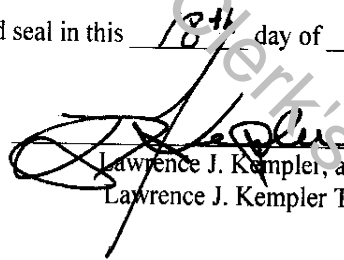
TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

AND the grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land; that he hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons who ns ever; and that said land is free of all encumbrances except for: (1) taxes for the year 2010 and years subsequent thereto; (2) terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded as document 96-982956; (3) limitations and conditions imposed by the Condominium Property Act; and (4) easements, covenants, conditions, and restrictions of record;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

IN WITNESS WHEREOF, Grantor has hereto set her hand and seal in this 18<sup>th</sup> day of 5 2011

 (SEAL)  
Lawrence J. Kempler, as Trustee of the  
Lawrence J. Kempler Trust dated 6/18/92

State of Illinois, )  
County of Cook ) ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT LAWRENCE J. KEMPLER, 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 her 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 18 day of MAY, 2011.

Commission expires 11/30, 2013.

  
Notary Public

This instrument was prepared by Robert J. Lawrence, 300 S. Wacker Drive, Suite 500, Chicago, Illinois, 60606.  
Common address of Real Estate is 1301 N. Dearborn Street, Unit 1502, Chicago, Illinois 60610.  
P.I.N. 17-04-218-048-1084



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DEED IN TRUST (page 2)  
 LAWRENCE J. KEMPLER, AS TRUSTEE, OF THE LAWRENCE J. KEMPLER  
 TRUST DATED 6/18/92, GRANTOR and LAWRENCE J. KEMPLER, AS TRUSTEE  
 UNDER THE KEMPLER/COPELAND DEARBORN CONDOMINIUM TRUST, GRANTEE

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, 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 in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 98 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, 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 said Trustee, or any successor in trust, 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 authority, necessity or expediency of any act of said Trustee, or be obliged 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 trust 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 trust agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

RETURN DEED TO:  
 Robert J. Lawrence  
 300 S. Wacker Drive, Suite 500  
 Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:  
 Lawrence J. Kempler  
 1301 N. Dearborn, Unit 1502,  
 Chicago, IL 60610

Exempt under the provisions of Sect. 4, Para. e of the Real Estate Transfer Tax Act. Date: 5/22/11  
 Grantor's representative *Robert J. Lawrence*

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EXHIBIT A  
 LEGAL DESCRIPTION  
 ATTACHED TO DEED IN TRUST  
 LAWRENCE J. KEMPLER, AS TRUSTEE, OF THE LAWRENCE J. KEMPLER TRUST  
 DATED 6/18/92, GRANTOR and LAWRENCE J. KEMPLER, AS TRUSTEE UNDER THE  
 KEMPLER/COPELAND DEARBORN CONDOMINIUM TRUST, GRANTEE

PARCEL 1:

UNIT 1502 IN THE WHITNEY CONDOMINIUM, AS DELINEATED ON A  
 SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 5 AND 6 AND THE SOUTH 6.96 FEET OF LOT 7 IN SIMON'S  
 SUBDIVISION OF LOT 6 IN BRONSON'S ADDITION TO CHICAGO; LOTS  
 1, 2 AND 3 IN THE SUBDIVISION OF LOT 5 TOGETHER WITH SUB LOT 1  
 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO; AND LOTS 1 TO 5,  
 BOTH INCLUSIVE, IN ALICE P. HOLBROOK'S SUBDIVISION OF LOT 4  
 IN THE SUBDIVISION OF LOT 5 IN BRONSON'S ADDITION TO CHICAGO;  
 ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE  
 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
 ILLINOIS;

WHICH SURVEY (THE "PLAT") IS ATTACHED AS EXHIBIT 'D' TO THE  
 DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE WHITNEY  
 CONDOMINIUM RECORDED IN COOK COUNTY, ILLINOIS ON DECEMBER  
 31, 1996 AS DOCUMENT NO. 96-982956, AS-AMENDED FROM TIME TO  
 TIME (AS SO AMENDED THE "DECLARATION"), TOGETHER WITH ITS  
 UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES NUMBERED 13,  
 14 AND 61 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE  
 PLAT AND AS DESCRIBED IN SUBPARAGRAPH 8(A) OF THE  
 DECLARATION, IN COOK COUNTY, ILLINOIS.

Address: 1301 N. Dearborn, Unit 1502, Chicago, Illinois 60610  
 PIN: 17-04-218-048-1084

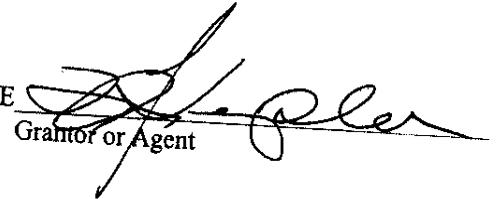
Property of Cook County Clerk's Office

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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 ILLINOIS.

Dated MAY 18, 2011

SIGNATURE   
Grantor or Agent

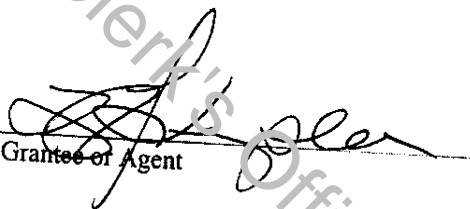
Subscribed and sworn to before me by the said Lawrence Kemples this 18 (th) day of MAY, 20 11.

Notary Public 



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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 AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: May 18, 2011

SIGNATURE   
Grantee or Agent

Subscribed and sworn to before me by the said Lawrence Kemples this 18 (th) day of MAY, 20 11.

Notary Public 



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.