

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST



1117816026D

Doc#: 1117816026 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/27/2011 11:22 AM Pg: 1 of 6

THE GRANTOR, Lindsey Paige Markus, a single woman, of the City of Chicago, and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, CONVEYS AND QUIT CLAIMS, all of the Grantors' interest to Lindsey P. Markus, not individually but as Trustee of the LINDSEY P. MARKUS TRUST DATED JANUARY 1, 2009, as Grantee, (hereinafter referred to as "said trustee"), currently of 635 N. Dearborn Street, Unit 2104, Chicago, IL 60604 and unto all and every successor or successor in trust under said trust agreement, 100% of the Grantors' interest in the following described real estate located in Cook County, State of Illinois, to wit:

Legal Description see Exhibit "A" attached hereto and made part of

Permanent Real Estate Tax Number: 17-09-227-033-1086 & 17-09-227-033-1176

Address of Real Estate: 635 N. Dearborn Street, Unit 2104, Chicago, Illinois, 60604

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 and set forth herein.

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, 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 thereof, 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

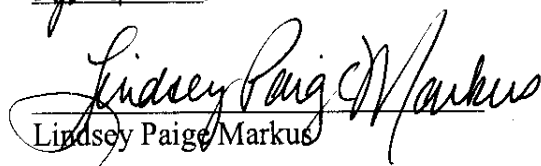
# UNOFFICIAL COPY

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 the 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 agreements; 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 trust created by this Quit Claim Deed in Trust and by said trust agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Quit Claim Deed and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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.

And the undersigned 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the undersigned has hereunto set his hand and seal this 24<sup>th</sup> day of June, 2011.

  
Lindsey Paige Markus

# UNOFFICIAL COPY

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 Lindsey Paige Markus, a single woman, 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 24<sup>th</sup> day of June, 2011.

Julie McIntosh  
Notary Public



My commission expires: 8/15/2011

**This instrument was prepared by  
and after recording should be  
mailed to:**

**Send subsequent tax bills to:**

Lindsey Paige Markus, Esq.  
Chuhak & Tecson, P.C.  
30 S. Wacker Drive, Suite 2600  
Chicago, Illinois 60606

Lindsey P. Markus, Trustee  
635 N. Dearborn Street, Unit 2104  
Chicago, IL 60604

Exempt under provisions of Paragraph "E" Section 31- 45 Real Estate Transfer Tax Law

6/24/11  
Date:

Lindsey P. Markus  
Lindsey Paige Markus

# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

UNIT 2104 AND PARKING UNIT P-53 IN THE CARAVEL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE W ½ OF LOT 5 AND ALL OF LOT 6 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE E ½ OF THE NE ¼ OF S9, T39N, R14, E OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

LOTS 3, 4, 5, 6 AND 7 IN COUNTY CLERK'S DIVISION OF LOTS 7, 8 AND THE S 29' OF LOTS 9 AND 10 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE E ½ OF THE NE ¼ OF S9, T39N, R14, E OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THE W ½ OF LOT 5 AND ALL OF LOT 6 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE E ½ OF THE NE ¼ OF S9, T39N, R14, E OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND LOTS 3, 4, 5, 6 AND 7 IN COUNTY CLERK'S DIVISION OF ORIGINAL LOTS 7, 8 AND THE S 29' OF LOTS 9 AND 10 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE E ½ OF THE NE ¼ OF S9, T39N, R14, E OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1880 AS DOCUMENT NO. 257886, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE W ½ OF LOT 5 IN SAID BLOCK 24; THENCE S89-29'-45" W, BEING AN ASSUMED BEARING ON THE S LINE OF LOTS 5 AND 6 IN BLOCK 24 IN SAID WOLCOTT'S ADDITION TO CHICAGO AND THE S LINE OF LOT 7 IN SAID COUNTY CLERK'S DIVISION ALL INCLUSIVE, A DISTANCE OF 19.09' TO THE POINT OF BEGINNING; THENCE CONTINUING S89-29'-45" W ON SAID S LINE, 120.76' TO THE SW CORNER OF SAID LOT 7; THENCE N00-25'-45" W ON THE W LINE OF SAID LOTS 3 THROUGH 7 ALL INCLUSIVE, A DISTANCE OF 37.34'; THENCE N89-29'-45" E, 3.85'; THENCE N00-30'-15" W, 1.05'; THENCE N89-29'-45" E, 91.66'; THENCE N00-30'-15" W, 2.13'; THENCE N89-29'-45" E, 8.43'; THENCE N00-30'-15" W, 12.23'; THENCE S89-29'-45" W, 2.79'; THENCE N00-30'-15" W, 10.61'; THENCE N45-30'-15" W, 6.81'; THENCE N00-30'-15" W, 14.97'; THENCE N89-29'-45" E, 18.07'; THENCE S00-30'-15" E, 5.32'; THENCE N89-29'-45" E 3.34'; THENCE S00-30'-15" E, 19.74'; THENCE N89-29'-45" E 4'; THENCE S00-30'-15" E 30.71'; THENCE S89-29'-45" W, 4.17'; THENCE S00-30'-15" E, 6.94'; THENCE S89-29'-45" W, 3'; THENCE S00-30'-15" E, 8.62'; THENCE N89-29'-45" E, 7.14'; THENCE S00-30'-15" E, 3.17'; THENCE S89-29'-45" W, 1'; THENCE S00-30'-15" E, 8.65' TO THE POINT OF BEGINNING; ALL OF ABOVE DESCRIBED PARCEL LYING ABOVE A HORIZONTAL

# UNOFFICIAL COPY

PLANE HAVING AN ELEVATION OF +13.50 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +31.58 CHICAGO CITY DATUM IN THE W 44' OF ABOVE DESCRIBED METES AND BOUND PARCEL, AND LYING BELOW A SLOPING HORIZONTAL PLANE WHICH BEGINS AT A LINE 44' E OF AND PARALLEL WITH SAID W LINE OF LOTS 3 THROUGH 7 INCLUSIVE AT AN ELEVATION OF +31.58 CHICAGO CITY DATUM TO A LINE 95' E OF AND PARALLEL WITH SAID W LINE OF LOTS 3 THROUGH 7 INCLUSIVE AT AN ELEVATION OF +27.42 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +27.42 CHICAGO CITY DATUM IN THE S 38' OF ABOVE DESCRIBED METES AND BOUND PARCEL LYING E OF SAID LINE 95' E OF AND PARALLEL LINE, AND LYING BELOW A SLOPING HORIZONTAL PLANE WHICH BEGINS AT A LINE 38' N OF AND PARALLEL WITH THE S LINE OF ABOVE DESCRIBED METES AND BOUND PARCEL AT AN ELEVATION OF +27.42 CHICAGO CITY DATUM TO A LINE 60.50' N OF AND PARALLEL WITH THE S LINE OF ABOVE DESCRIBED METES AND BOUND PARCEL AT AN ELEVATION OF +24.72 CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF +24.72 CHICAGO CITY DATUM IN THAT PART OF ABOVE DESCRIBED METES AND BOUND PARCEL LYING N OF A LINE 60.50' N OF AND PARALLEL WITH THE S LINE OF LOTS 5 AND 6 IN BLOCK 24 IN SAID WOLCOTT'S ADDITION TO CHICAGO, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275986, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:  
NON-EXCLUSIVE EASEMENTS FOR SUPPORT WALLS, COMMON WALLS, CEILINGS, FLOORS, EQUIPMENT, UTILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED AND MORE FULLY DESCRIBED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS DATED FEBRUARY 20, 2003 AND RECORDED FEBRUARY 26, 2003 AS DOCUMENT NUMBER 0030275985.

# UNOFFICIAL COPY

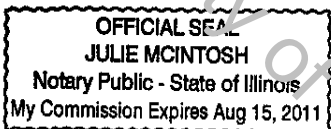
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: 6/24/11

By: Lindsey Paige Markus  
Lindsey Paige Markus

SUBSCRIBED and SWORN to before me this 24<sup>th</sup> day of June, 2011.



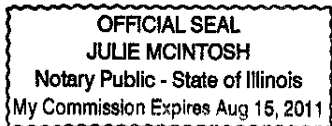
Julie McIntosh  
NOTARY PUBLIC  
My commission expires: 8/15/2011

The grantee or his/her 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.

Date: 6/24/11

By: Lindsey P. Markus  
Lindsey P. Markus, Trustee

SUBSCRIBED and SWORN to before me this 24<sup>th</sup> day of June, 2011.



Julie McIntosh  
NOTARY PUBLIC  
My commission expires: 8/15/2011

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 5 of the Illinois Real Estate Transfer Act.]