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DEED IN TRUST

Doc#: 1122234032 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/10/2011 10:20 AM Pg: 1 of 4

THE GRANTOR, DEBRA K. HOPKINS, a married woman, of the Township of St. Charles, County of Kane and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto

DEBRA K. HOPKINS
4W749 Old Farm Road
St. Charles, IL 60175

as Trustee under the provisions of a Trust Agreement dated the 20th day of May, 1996, and known as the Debra K. Hopkins Trust No. 1 (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 in the City of Chicago, County of Cook and State of Illinois, to wit:

As to an undivided one-half interest in, and to:

Parcel 1: Unit 3 in the 1041 West Grace Condominium, as delineated on a P1st of Survey of the following described real estate:

Lot 7 in Block 3 in Buckingham's 2nd Addition to Lakeview in the Northeast 1/4 of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded September 21, 2007, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 0723415110, as amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space No. P-3, a limited common element (LCE), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 3 as are set forth in the Declaration; the Grantor reserves to itself its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

Parcel 3: The exclusive right to the use of Storage Space No. S-3, a limited common element (LCE), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 3 as are set forth in the Declaration the Grantor reserves to itself its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

Parcel 4: The exclusive right to the use of Open Metal Porch with Wood Deck LCE for Unit 3, a limited common element (LCE), as delineated on the P1st of Survey, and the rights and easements for the benefit of Unit 3 as are set forth in the Declaration; the Grantor reserves to itself its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

Permanent Index Number: 14-20-218-006-0000 (underlying) ✓

Property Address: 1041 West Grace Street, Unit 3, Chicago, IL 60613 ✓

Exempt under provisions of Paragraph (e),
35 ILCS 200/31-45, Property Tax Code. ✓

7/28/11

Date

Buyer, Seller or Representative

S Yes
P 4
S ✓
M No
SC Yes
E Yes
INT ✓

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said Trust Agreement 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 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 99 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 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 trust created by this Indenture and by said Trust Agreement was in full force and effect; (b) that such trust conveyance of other instrument was executed in accordance with the trusts, conditions and limitations contained in the Indenture and in said Trust Agreement 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor hereby expressly waives and releases any and all right or benefit 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.

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In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 28th day of July, 2011.

Debra K. Hopkins (SEAL)
Debra K. Hopkins

State of Illinois)
) SS
County of Kane)

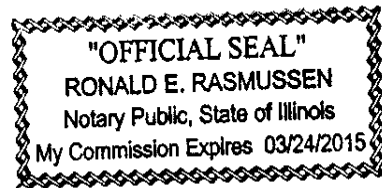
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DEBRA K. HOPKINS**, a married woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she 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 28th day of July, 2011.

Ronald E. Rasmussen
Notary Public

Prepared by and after recording mail to:

Ronald E. Rasmussen
2425 Royal Boulevard
Elgin, IL 60123



Send subsequent tax bills to:

Debra K. Hopkins, Trustee
1041 West Grace Street, Unit 3
Chicago, IL 60613

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STATEMENT BY GRANTOR AND GRANTEE

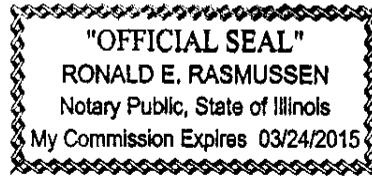
The Grantor or her agent affirms that, to the best of her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: July 28, 2011.

Signature: *Debra K. Hopkins*
Debra K. Hopkins, Grantor

Subscribed and sworn before me by the said Debra K. Hopkins, this 28~~th~~ day of July, 2011.

[Signature]
Notary Public



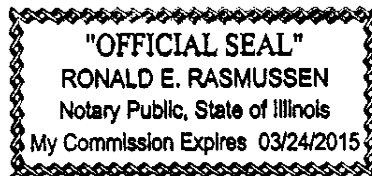
The Grantee or her agent affirms that, to the best of her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: July 28, 2011.

Signature: *Debra K. Hopkins*
Debra K. Hopkins, Trustee, Grantee

Subscribed and sworn before me by the said Debra K. Hopkins, this 28~~th~~ day of July, 2011.

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