

UNOFFICIAL COPY

Deed in Trust

(Illinois)



Doc#: 1125218029 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/09/2011 01:03 PM Pg: 1 of 4

MAIL TO: Greco Law Offices
925 N. Plum Grove Road
Suite A
Schaumburg, IL 60173

NAME & ADDRESS OF TAXPAYER:

Marlene G. Szymanski, TTEE
4800 S. Chicago Beach Drive #1108N
Chicago, IL 60615

THE GRANTOR(S), MARLENE G. SZYMANSKI, an unmarried person, of Chicago, Illinois, for and in consideration of Ten and 00/100 (10) Dollars and other good and valuable considerations in hand paid,

CONVEY(S) AND WARRANT(S) unto MARLENE G. SZYMANSKI, of 4800 S. Chicago Beach Drive, #1108N, Chicago, IL, as Trustee of the MARLENE G. SZYMANSKI TRUST dated the 11th day of August, 2011, and known as MARLENE G. SZYMANSKI TRUST and unto all and every successor or successors in trust under said trust agreement, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER(S) 412-S, IN UNIVERSITY PARK CONDOMINIUM, AS DELINEATED ON THE SURVEY OF LOTS 9, 10, 13, 17, 18, 19 AND PART OF LOT 12 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 1; ALSO PART OF LOT 22 IN BLOCK 57, AND PART OF LOT 22 AND OF LOT 3 IN BLOCK 58, IN HYDE PARK SUBDIVISION, ALL IN THE SOUTH EAST ¼ OF SECTION 11 AND THE NORTH EAST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE(S) 18-BE, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 24684928, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1400 E. 55th Street, Unit 412 S, Chicago, IL 60615
P.I.N. 20-14-202-076-1372

*This deed was prepared without the benefit of a title search

Attorneys' Title Guaranty Fund, Inc.
111 W. Lake Rd., Suite 200

Department of

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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.

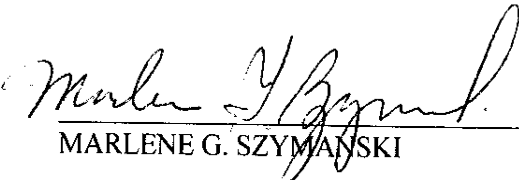
Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; 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 the present or in the 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 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 obligated 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 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 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 any every beneficiary hereunder and 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 grantor(s) hereby expressly waive(s) and release(s) 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.

DATED this 11th day of August, 2011.

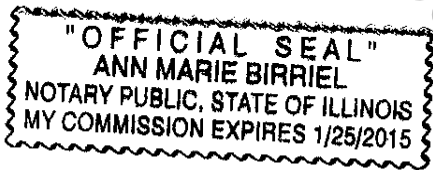

MARLENE G. SZYMANSKI

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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 MARLENE G. SZYMANSKI is personally known to be 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 notarial seal this 11th day of August, 2011.



Ann Marie Birriel

NOTARY PUBLIC

COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISION OF PARAGRAPH
E, SECTION 4, REAL ESTATE TRANSFER ACT

DATE: August 11, 2011

[Signature]

Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:
Joseph F. Greco
GRECO LAW OFFICES
925 N. Plum Grove Road, Suite A
Schaumburg, IL 60173

REAL ESTATE TRANSFER 09/02/2011



CHICAGO: \$0.00
CTA: \$0.00
TOTAL: \$0.00

20-14-202-076-1372 | 20110801600455 | BA6QUU

REAL ESTATE TRANSFER 09/02/2011



COOK \$0.00
ILLINOIS: \$0.00
TOTAL: \$0.00

20-14-202-076-1372 | 20110801600455 | 2ZJSG0

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Statement by Grantor and Grantee

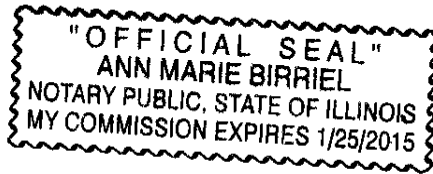
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: 8/11/11

Signature: *Marlene J. Bynum*

SUBSCRIBED AND SWORN to before me by the said Grantor/Agent this 11th day of August, 2011.

Ann Marie Birriel
NOTARY PUBLIC



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: 8/11/11

Signature: *Marlene J. Bynum*

SUBSCRIBED AND SWORN to before me by the said Grantee/Agent this 11th day of August, 2011.

Ann Marie Birriel
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.]