

UNOFFICIAL COPY

DEED IN TRUST

(Illinois)



Doc#: 1125922051 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/16/2011 11:37 AM Pg: 1 of 4

Mail to: Deborah B. Cole, Esq.

Hoogendoorn & Talbot LLP

122 South Michigan Ave, Suite 1220

Chicago, Illinois 60603

Name & Address of Taxpayer:

Yasmin T. Bates-Brown

1335 S. Prairie Ave. 1010

Chicago, Illinois 60603

RECORDER'S STAMP

THE GRANTOR, Yasmin T. Bates, married to Percy Brown, in the city of Chicago, State of Illinois for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto Yasmin T. Bates now known as Yasmin T. Bates-Brown

1335 S. Prairie Ave. 1010

Chicago

Illinois

60605

Grantee's Address

City

State

Zip

as Trustee under the provisions of a Trust Agreement dated the 24th day of September, 2010, and known as the YASMIN T. BATES-BROWN 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:

Parcel 1: Unit 1010 and Parking Spaces GU-116 and GU-117 in the Museum Residences Condominiums, being part of Outlot 2, Part of Outlot 4 and part of Lot 50 in Museum Park Subdivision in Fractional Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, together with its undivided percentage interest in the Common Elements as delineated on a survey attached to the Declaration of Condominium Recorded as Document 0314219137.

Parcel 2: The exclusive right to use Storage Space S-70, a limited common element as Delineated on the survey attached to the Declaration aforesaid recorded as Document 0314219137.

Permanent Index Number: 17-22-110-114-1070; 17-22-110-114-1281; 17-22-110-114-1282

Property Address: 1335 S. Prairie, Chicago, Illinois 60605

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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.

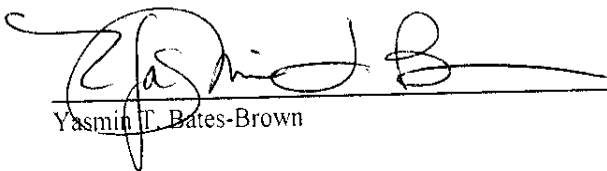
Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; 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 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 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 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 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 for homesteads from sale on execution or otherwise.

DATED this 24th day of September, 2010.

 (SEAL)
Yasmin T. Bates-Brown

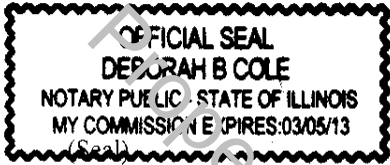
I hereby certify that I prepared this deed from information supplied to me by the parties hereto. I do not guarantee marketability of title, accuracy of the description or quantity of land described, as I did not examine the title to the property involved.

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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 Yasmin T. Bates-Brown, 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 notarial seal this 24th day of September, 2010.



Deborah B Cole

Notary Public

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

NAME AND ADDRESS OF PREPARER:
Deborah B. Cole, Esq.
Hoogendoorn & Talbot LLP
122 South Michigan Avenue
Suite 1220
Chicago, Illinois 60603-6107

DATE: September 24, 2010
Deborah B Cole

Buyer, Seller or Representative

Notary 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 of Illinois.

Dated: September 15, 2011

Signature: _____

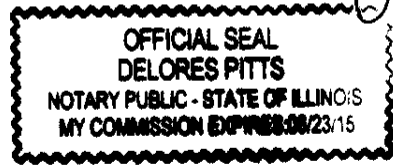
[Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me this
15th day of September, 20 11.

DeLores Pitts

Notary Public



The grantee 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: September 15, 2011

Signature: _____

[Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me this
15th day of September, 20 11.

DeLores Pitts

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.]