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1126250010

**Deed in Trust
Statutory (Illinois)**

Doc#: 1126250010 **Fee:** \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/19/2011 10:46 AM Pg: 1 of 5

(The above space reserved for the Recorder of Deeds)

The grantor, **T & T Tax Investors, Inc.**, a dissolved corporation, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to Grantee:

**Yvonne B. Theobald, as Trustee of the Yvonne B.
Theobald Revocable Trust dated April 14, 1995**

The following described real estate:

PARCEL 1: UNIT NUMBER 1402 IN AMERICANA TOWERS CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): SUB-LOT 14 IN THE SUBDIVISION OF LOTS 14 TO 19, AND THE SOUTH 63 FEET OF LOT 13 IN GALE'S NORTH ADDITION TO CHICAGO, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOTS AND PARTS OF LOTS IN THE SUBDIVISION OF LOT 20 IN GALE'S NORTH ADDITION TO CHICAGO AFORESAID; ALSO LOTS AND PARTS OF LOTS IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO, AFORESAID; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NUMBER 24267612, AND FILED AS DOCUMENT NUMBER LR 2991060, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS CREATED BY GRANT FILED AS DOCUMENT NUMBER LR 326084, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE SOUTH 8 FEET OF LOT 4 (EXCEPT THAT PART TAKEN FOR NORTH FRANKLIN STREET) IN THE SUBDIVISION OF LOT 21 IN GALE'S NORTH ADDITION TO CHICAGO IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent real estate tax index number: **14-33-422-068-1127**

Property commonly known as: **1636 North Wells Street, #1402, Chicago, IL 60614**

Subject only to general real estate taxes not yet due and payable, covenants conditions, and restrictions of record, building lines and easements, if any, hereby

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releasing and waiving all right under and by virtue of the homestead exemption laws of the State of Illinois.

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

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 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 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 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 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the registrar 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

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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.

Date: ~~August~~ SEPT 16, 2011



T & T TAX INVESTORS, INC.
By Bruce Theobald, President

Exempt under the provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Act.



Bruce Theobald

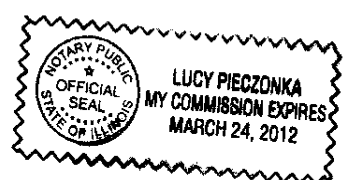
Date: SEPT 16, 2011

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 **BRUCE THEOBALD, as President of T & T Tax Investors, Inc., a dissolved corporation**, 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 notarial seal this 16 day of SEPT, 2011.


Notary public



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Mail recorded deed to: Bruce Theobald, 1960 N. Lincoln Park West, #302, Chicago, Illinois 60614

Mail tax bill to: Yvonne B. Theobald Trust, c/o Bruce Theobald, 1960 N. Lincoln Park West, Chicago, Illinois 60614

Prepared by Daniel E. Fajerstein, 555 Skokie Blvd., #500, Northbrook, IL. 60062

Property of Cook County Clerk's Office

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STATEMENT OF 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.

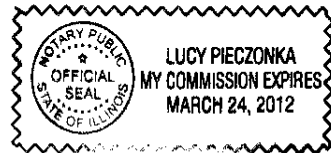
Dated: SEPT 16, 2011

Signature: *BT*
Grantor or Agent

Subscribed and sworn to before me

by the said Bruce Theobald

this 16 day of SEPT, 2011



Notary Public: *Lucy Pieczonka*

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.

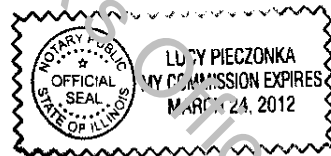
Dated: SEPT 16, 2011

Signature: *BT*
Grantee or Agent

Subscribed and sworn to before me

by the said Bruce Theobald

this 16 day of SEPT, 2011.



Notary Public: *Lucy Pieczonka*

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)