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DEED IN TRUST

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Doc#: 1127229002 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/29/2011 09:36 AM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS)

PATRICK BREDIN, 107 E. Center St.,  
Itasca, IL 60143

(The Above Space For Recorder's Use Only)

of the Village of Itasca County of DuPage, and State of Illinois, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Patrick H. Bredin as Trustee, under the terms and provisions of a certain Trust Agreement dated the day of September 28, 2011, and designated as The Patrick H. Bredin Trust, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 14-21-307-047-1162

Address(es) of Real Estate: 3430 N. Lake Shore Drive, #151, Chicago, IL 60657

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE REAL ESTATE TRANSFER ACT.  
DATE: 9/29/11  
SIGNATURE: *Patrick H. Bredin*

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County Tina Vandergriff

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor \_\_\_ hereby waive s\_\_\_ and release s\_\_\_ any and all right and benefit under and by virtue of the Statutes Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 29<sup>th</sup> day of September 2011

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Patrick Bredin (SEAL) \_\_\_\_\_ (SEAL)

[Signature] (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of \_\_\_\_\_ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



IMPRESS SEAL HERE

**PATRICK BREDIN** personally known to me to be the same person\_\_\_ whose name\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_ h e\_\_\_ 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 29<sup>th</sup> day of September 2011

Commission expires \_\_\_\_\_ 19\_\_\_\_ [Signature] NOTARY PUBLIC

This instrument was prepared by Ronald T. Slewitzke, 901 Burlington Ave., #7, Western Springs, IL 60558  
(NAME AND ADDRESS)

## Legal Description

Unit Number 15-"J" in 3440 Lake Shore Drive Condominium as delineated on Plat of Survey of the following described parcel of real estate: Lots 1 and 2 in Owners Division of that part of Lot 26 (except the Westerly 200 feet thereof), lying Westerly of Sheridan Road in subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37 in Pine Grove in fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 25106295 together with its undivided percentage interest in the common elements.

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:	{ <u>Ronald T. Slewitzke</u> (Name) <u>901 Burlington Ave., #7</u> (Address) <u>Western Springs, IL 60558</u> (City, State and Zip)	<u>Patrick Bredin</u> (Name)
		<u>107 E. Center St</u> (Address)
		<u>Itasca, IL 60143</u> (City, State and Zip)

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

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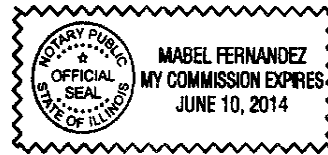
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 9/29, 2011

Signature: Patrick H. Bredin  
Patrick H. Bredin Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 29 day of September, 2011.



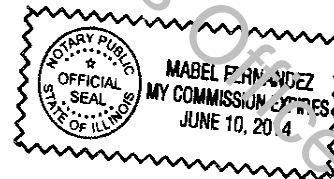
Notary Public Mabel Fernandez

The **grantee** or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 9/29, 2011

Signature: Patrick H. Bredin  
Patrick H. Bredin, as Trustee of The Patrick H. Bredin Trust Agreement Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 29 day of September, 2011.



Notary Public Mabel Fernandez

**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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)