

# UNOFFICIAL COPY



Doc#: 1128750105 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/14/2011 02:35 PM Pg: 1 of 4

## DEED IN TRUST

### THE GRANTORS,

**Harvey Smith and Susanne D. Smith**, husband and wife, 728 West Jackson, #622, of the City of Chicago, County of Cook and State of Illinois, in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged,

hereby conveys and quit claims to **J. Harvey Smith and Susanne Doremus Smith, as Co-trustees, and their successors in Trust, of the Smith Joint Revocable Trust dated September 19, 2011, 728 West Jackson, #622, Chicago, Illinois 60607**, the following described real estate: (see attachment for legal description)

Permanent Index Number (PIN): 17-16-110-025-1102; 17-16-110-025-1213

Address of Real Estate: 728 W. Jackson Blvd., Unit 913-B3, Chicago, Illinois 60607

TO HAVE AND TO HOLD said real estate and appurtenances thereto 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 leaves to commence in praesenti or 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 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, 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

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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.

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.

The Grantors hereby waive and release any and all rights and benefits under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homestead from sale on execution or otherwise.

Dated this 19 day of September, 2011.

Harvey Smith  
Harvey Smith

Susanne D. Smith  
Susanne D. Smith

State of Illinois )  
County of Cook ) ss

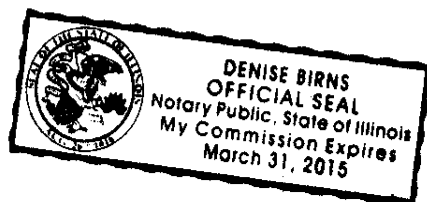
I, the undersigned, a Notary Public in and for the said County, the State aforesaid, DOES HEREBY CERTIFY that **Harvey Smith** and **Susanne D. Smith**, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 19<sup>th</sup> day of September, 2011.

Commission expires \_\_\_\_\_ 20\_\_

Denise Birns  
Notary Public

This instrument was prepared by: Jeffery S. Taylor of Levun, Goodman and Cohen, LLP, 500 Skokie Blvd., Suite 650, Northbrook, Illinois 60062



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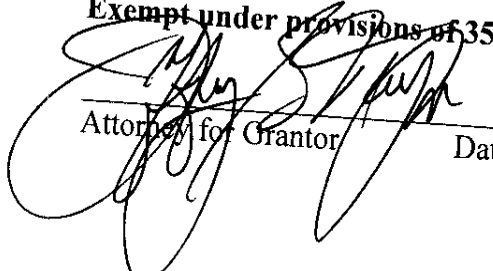
## LEGAL DESCRIPTION

of the premises commonly known as 728 West Jackson, #913-B3, Chicago, Illinois 60607

UNITS 913, AND B3, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE HABERDASHER SQUARE LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 95892605, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

Exempt under provisions of 35 ILCS 200/31-45, Par. (e), Real Estate Transfer Tax Law

  
\_\_\_\_\_  
Attorney for Grantor

9/28/2011  
\_\_\_\_\_  
Date

Mail To:

Jeffery S. Taylor, Esq.  
Levun, Goodman & Cohen  
500 Skokie Blvd., Suite 650  
Northbrook, IL 60062

Send Subsequent Tax Bills To:

J. Harvey Smith and Susanne D. Smith  
Co-Trustees  
728 W. Jackson Blvd., Unit 622-C47  
Chicago, Illinois 60607

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## STATEMENT BY GRANTOR AND GRANTEE

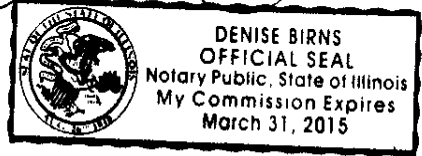
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 9/20/2011, 20\_\_

Signature: \_\_\_\_\_

**Grantor or Agent**

Subscribed and sworn to before me  
By the said agent  
This 20<sup>th</sup> day of September, 2011  
Notary Public Denise Birns



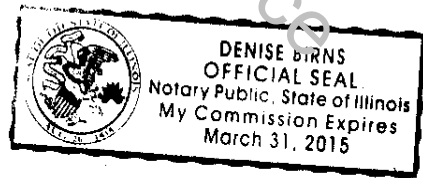
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 9/20/2011, 20\_\_

Signature: \_\_\_\_\_

**Grantee or Agent**

Subscribed and sworn to before me  
By the said agent  
This 20<sup>th</sup> day of September, 2011  
Notary Public Denise Birns



**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.)