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Doc#: 1207316041 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/13/2012 12:19 PM Pg: 1 of 5

DEED IN TRUST

THE GRANTOR James Griffin of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) dollars, and other good and valuable consideration in hand paid, Conveys and Quit Claims unto James Griffin, 5317 North Delphia, #118, Chicago, Illinois, 60656, as Trustee under the James Griffin Trust hereinafter referred to as "said trustee," (regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

See Legal Description Attached hereto and made a part hereof.

Permanent Index Number(s): 12-11-119-020-1052

Address(es) of real estate: 5317 North Delphia #118, Chicago, Illinois 60656

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

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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 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 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof,

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or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 16th day of February, 2012.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (c), SECTIONS 31-42	
TRANSFER TAX LAW.	
2/16/12	Frank M. Greenfield
DATE	BUYER, SELLER OR REPRESENTATIVE

James Griffin
James Griffin

State of Illinois,
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFIED THAT James Griffin 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, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of February, 2012.

Commission expires _____ 20 _____



Roseanne Zubik
Notary Public

MAIL TO:

Frank M. Greenfield
200 West Madison Street Ste 710
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Same

This instrument was prepared by: Frank M. Greenfield, 200 West Madison, Suite 710, Chicago, Illinois 60606

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Legal Description

Address: 5317 North Delpia
#118
Chicago, Illinois 60656

PIN: 12-11-119-020-1052

Unit Number 118 as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel): That part of Lot 4 in Albert Schorsch Son's Catherine Courts Tract Number 1, in the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section 11, Township 40 North, Range 12, East of the Third Principal, described as follows: commencing at the Northeast corner of Lot 1 in said Albert Schorsch Son's Catherine Courts Tract Number 1, thence West along the North Line of said Lot 1 and the North Line of Lot 3 in said Subdivision 965.76 feet thence South 468.26 feet to a point of beginning of land to be described: thence South 159.0 feet of the South line of said Lot 4: Thence North 89 degrees 58 minutes West 309.40 feet to the South West corner of said Lot 4; thence North 1 degree 38 minutes 10 seconds East 158.98 feet; thence East 304.86 feet to the point of beginning, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by McNerney-Goslin Incorporated, an Illinois corporation, recorded in the office of the Recorder of Cook County, Illinois as Document Number 22199542; together with an undivided percentage interest in said parcel (excepting from said parcel all the units thereof as defined and set forth in said Declaration and Survey) all in Cook County, Illinois.

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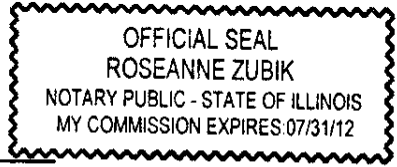
STATEMENT BY GRANTOR AND GRANTEE

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 03/09/2012

Signature Frank M. Greenfield
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Frank M. Greenfield
THIS 09 DAY OF March
2012.



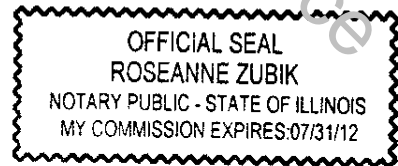
NOTARY PUBLIC Roseanne Zubik

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.

Date 03/09/2012

Signature Frank M. Greenfield
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Frank M. Greenfield
THIS 09 DAY OF March
2012.



NOTARY PUBLIC Roseanne Zubik

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.]