

DEED IN TRUST

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Doc#: 1208916029 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/29/2012 11:50 AM Pg: 1 of 4

THE GRANTOR (NAME AND ADDRESS)

JAMES R. RICHTER and
LAURIE A. RICHTER, his wife,
9 Story Book Lane,

(The Above Spa

of the Village of Lincolnshire County of Lake, and State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to James R. Richter as trustee u/Second Amended and Restated James R. Richter Trust, and Laurie A. Richter, as trustee u/Second* as Trustee, under the terms and provisions of a certain Trust Agreement dated the 28th day of MARCH, 2012, and designated as Trust No. _____, 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): 17-03-209-028-1021 and 17-03-209-028-1257
Address(es) of Real Estate: Unit 30A and Parking Space P142,
10 E. Delaware St., Chicago, IL 60611

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 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.
- *Amended and Restated Laurie A. Richter Trust, each as to an undivided 50% interest as tenants-in-common

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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 Laurie A. Richter as to James Trust; James R. Richter as to Laurie Trust 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 ^S hereby waive _____ and release _____ any and all right and benefit under and by virtue of the Statues Statues of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this _____ day of _____ 2012

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

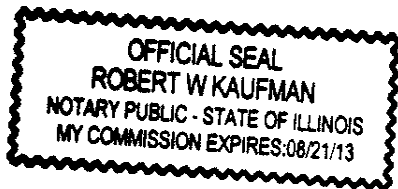
[Signature]
JAMES R. RICHTER

(SEAL) _____ (SEAL)

[Signature]
LAURIE A. RICHTER

(SEAL) _____ (SEAL)

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for



IMPRESS SEAL HERE

said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES R. RICHTER and LAURIE A. RICHTER, his wife personally known to me to be the same person ^S whose name ^S 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 28th day of March 2012

Commission expires 8-21 2013

This instrument was prepared by Robert W. Kaufman, Esq., 155 N. Wacker Drive, #1950, Chicago, IL 60606 (NAME AND ADDRESS)

Legal Description

Unit 30 A and Parking Space P-142 in 10 East Delaware Condominium (the "Unit"), as delineated on a Plat of Survey of 10 East Delaware Condominium, which Plat of Survey is attached as Exhibit D to the Declaration of Condominium for 10 East Delaware Condominium recorded December 15, 2009 in the Office of the Recorder of Deed of Cook County, Illinois as Document 0934910051 (the "Declaration of Condominium"), together with the undivided percentage interest in the common elements of such Unit(s), all as legally described in Exhibit A attached hereto and make a part hereof.

MAIL TO:

Robert W. Kaufman
FISCHEL & KAHN, LTD.
155 N. Wacker Drive, #1950
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

JAMES R. RICHTER and LAURIE A. RICHTER,
Trustees
9 Story Book Lane
Lincolnshire, IL 60069

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A

PARCEL 1:

UNIT NUMBER 30A AND 2112 IN 10 EAST DELAWARE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF 10 EAST DELAWARE CONDOMINIUM OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF THE SOUTH HALF OF THE WEST THIRD OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, AND OF PARTS OF LOT 6 IN THE SUPERIOR COURT PARTITION OF THE EAST TWO THIRDS OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION AFORESAID, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0934910051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENTS AND OPERATING REQUIREMENTS AND RECORDED AS DOCUMENT 0934910050.

Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Tax Act.

3/28/12
Date

[Signature]
Buyer, Seller or Representative

City of Chicago
Dept. of Finance
619782



Real Estate
Transfer
Stamp
\$0.00

3/29/2012 11:33
dr00111

Batch 4,359,662

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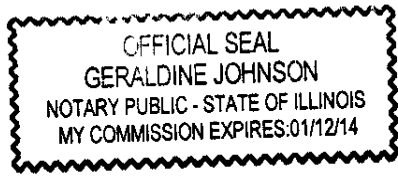
STATEMENT BY GRANTOR AND GRANTEE

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: March 28, 2012
Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said attorney/agent this 28th day of March 2012

Notary Public [Handwritten Signature]

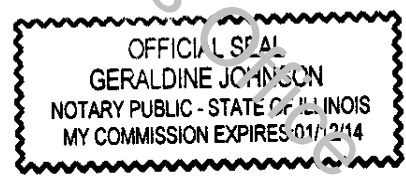


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: March 28, 2012
Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said attorney/agent this 28th day of March 2012

Notary Public [Handwritten Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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]