



Doc#: 1213531066 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/14/2012 03:28 PM Pg: 1 of 5

TRUSTEE'S DEED IN TRUST

The Grantors, **CORNELIA W. BALDWIN and DAVID BALDWIN JR., not personally but as Co-Trustees of the DAVID BALDWIN DECLARATION OF TRUST DATED MARCH 27, 1974**, as amended, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM unto the Grantee, **CORNELIA W. BALDWIN, not personally but as Trustee of the CORNELIA W. BALDWIN DECLARATION OF TRUST DATED MARCH 22, 1985**, as amended, having an address of 1354 North Dearborn, Chicago, Illinois 60610, and her successors in trust, all right, title and interest of the Grantor in and to the following described parcel of real estate situated in the County of Cook, State of Illinois, to wit:


That part of Lots One (1), Two (2) and Three (3) as taken as a tract in Borden and others subdivision of Lot Fifteen (15) (except the North 47-10/12ths feet) in Bronson's Addition to Chicago in the East One-Half (1/2) of the Northeast One-Quarter (1/4) of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian described as follows: Beginning at the Southeast corner of said tract and running thence North on the East line of said tract for a distance of 22.07 feet for a place of beginning; thence Westerly along a line drawn to a point on the West line of said tract 22.56 feet North of the Southwest corner of said tract for a distance of 149.58 feet; thence North along the West line of said tract for a distance of 18.92 feet to a point 41.48 feet North of the Southwest corner of said tract; thence East along a line 41.48 feet North of and parallel to the South line of said tract for a distance of 88.58 feet; thence North for a distance of 1.92 feet to a point 43.4 feet North of the South line of said tract; thence Easterly along a line drawn to a point on the East line of said tract 43.09 feet North of the Southeast corner of said tract for a distance of 61 feet; thence South along the East line of said tract for a distance of 21.02 feet to the place of beginning, all in Cook County, Illinois

Commonly known as: 1354 North Dearborn Street, Chicago, Illinois 60610

Permanent Index Number: 17-04-217-052-0000

THIS TRANSACTION EXEMPT UNDER PARAGRAPH (c), 35 ILCS 200/31-45.

Dated: 4-29-12


Grantor or Agent

UNOFFICIAL COPY

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 set forth.

Full power and authority is hereby granted to said Trustee and her successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; 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 the owner thereof to do, 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 her successors 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, 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 necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or her successors in trust 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 these indentures and by said Trust was in full force and effect, (b) that such conveyances or other instruments were executed in accordance with the trust, conditions and limitations contained in these indentures and in said Trust or in some amendment thereof and are 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 by 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 their predecessors in trust.

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IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 29th day of ~~March~~, 2012.

april



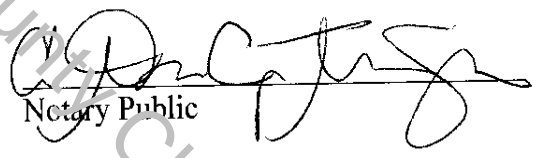
David Baldwin Jr., not personally but as a Co-Trustee of the David Baldwin Declaration of Trust dated March 27, 1974

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

The undersigned, a Notary Public in and for said County and State aforesaid, DOES HEREBY CERTIFY that David Baldwin Jr., not personally but as a Co-Trustee of the David Baldwin Declaration of Trust dated March 27, 1974, 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 and delivered said instrument as his own free and voluntary act and as the free and voluntary act of such Trustee for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal at Chicago, Illinois this 29th day of ~~March~~, 2012.

April


Notary Public

My commission expires: 12-01-12



*THIS INSTRUMENT WAS PREPARED BY,
AND AFTER RECORDING MAIL TO:*

Michael D. Whitty, Esq.
Vedder Price P.C.
222 N. LaSalle Street, Suite 2600
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Cornelia Baldwin, Trustee
1354 N. Dearborn Street
Chicago, IL 60610

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this 29th day of ~~February~~, 2012.

April

Cornelia W. Baldwin

Cornelia W. Baldwin, not personally but as a Co-Trustee of the David Baldwin Declaration of Trust dated March 27, 1974

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

The undersigned, a Notary Public in and for said County and State aforesaid, DOES HEREBY CERTIFY that Cornelia W. Baldwin, not personally but as a Co-Trustee of the David Baldwin Declaration of Trust dated March 27, 1974, 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 she signed and delivered said instrument as her own free and voluntary act and as the free and voluntary act of such Trustee for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal at Chicago, Illinois this 29th day of ~~February~~, 2012.

April

[Signature]
Notary Public

My commission expires: 12-01-12




UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

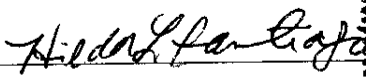

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: May 2, 2012

Signature: 
Grantor or Agent

Subscribed and sworn to before
me by the said Grantor or Agent

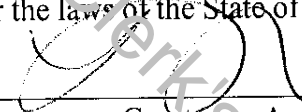
Dated: May 2, 2012

Notary Public

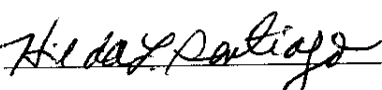
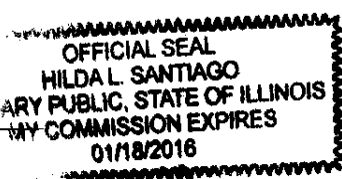
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: May 2, 2012

Signature: 
Grantee or Agent

Subscribed and sworn to before
me by the said Grantee or Agent

Dated: May 2, 2012

Notary Public

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.