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QUITCLAIM DEED

GRANTOR, W. ROBIN ROSE and CHERYL BUCKINGHAM, husband and wife (herein, "Grantor"), whose address is 60 Lane Drive, Howell, MI 48843, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, CHERYL A. BUCKINGHAM, Trustee, or any successors in trust, under the CHERYL ANN BUCKINGHAM REVOCABLE TRUST dated January 29, 1997 and any amendments thereto (herein, "Grantee"), whose address is 60 Lane Drive, Howell, MI 48843, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:



Doc#: 1215645000 Fee: \$48.25
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 06/04/2012 08:02 AM Pg: 1 of 5

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1300 North Lake Shore Drive,
 Unit 13B, Chicago IL 60610

Permanent Index Number: 17-03-108-016-1042

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement hereinabove described.

In addition to all of the powers and authority granted to the trustee by the terms of said Agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time

When recorded return to:
 CHARLES A. JANSSEN
 POSTER SWIFT
 313 S. WASHINGTON SQUARE
 LANSING, MI 48933

Send subsequent tax bills to:
 CHERYL A. BUCKINGHAM,
 TRUSTEE
 60 LANE DRIVE
 HOWELL, MI 48843

This instrument prepared by:
 DANIEL O. HANDS, ESQ.
 C/O U.S. DEEDS, INC.
 213 BRENTSHIRE DRIVE
 BRANDON, FL 33511

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to time, in possession or reversion, by leases to commence at the present or in the future, 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 or title or interest in or about or easement appurtenant to said real estate 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 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 the trustee 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 the 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 the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of said agreement and every deed, trust deed, mortgage, lease or other instrument executed by the 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 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 said Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors in trust.

The interest of each and every beneficiary under said Agreement 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 under said Agreement 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 real estate 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 "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

Dated this 15 day of 2012, 2012

MARCH

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GRANTOR

W. Robin Rose

W. Robin Rose

Cheryl Buckingham

Cheryl Buckingham

STATE OF Michigan
COUNTY OF Livingston

This instrument was acknowledged before me on 3-15-12 by W. Robin Rose.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: Tracey Thompson

My commission expires: 7-11-2017

STATE OF Michigan
COUNTY OF Livingston

This instrument was acknowledged before me on 3-15-12, by Cheryl Buckingham.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: Tracey Thompson

My commission expires: 7-11-2017

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 II CS 200/31-45(E) -
ACTUAL CONSIDERATION LESS THAN \$100

Charles [Signature]
Signature of Buyer/Seller/Representative

3/15/12
Date

UNOFFICIAL COPY**EXHIBIT A**

[Legal Description]

UNIT 13-B AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOTS 4 TO 7 INCLUSIVE IN BLOCK 1 (EXCEPT THAT PART INCLUDED IN LAKE SHORE DRIVE AS NOW LOCATED), AND THAT PART OF LOTS 1 TO 4 INCLUSIVE IN BLOCK 2 AND THAT PART OF VACATED STONE STREET, LYING BETWEEN BLOCKS 1 AND 2 AFORESAID, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID LOT 4 IN BLOCK 2 AT A POINT 102 FEET EAST OF THE WESTERLY LINE OF SAID BLOCK 2; THENCE EAST ON THE NORTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID LOT 4 EXTENDED EAST APPROXIMATELY 132.25 FEET TO THE WESTERLY LINE OF LAKE SHORE DRIVE; THENCE SOUTHERLY ON THE WESTERLY LINE OF LAKE SHORE DRIVE 163.44 FEET TO THE NORTH LINE OF EAST GOETHE STREET AND THE SOUTH LINE OF BLOCK 1 AFORESAID; THENCE WEST ON THE NORTH LINE OF EAST GOETHE STREET APPROXIMATELY 149.58 FEET TO A POINT 102 FEET EAST OF THE SOUTH WEST CORNER OF LOT 14 IN SAID BLOCK 2; THENCE NORTH ON A LINE PARALLEL TO AND 102 FEET EAST OF THE WESTERLY LINE OF LOTS 14 TO 11 INCLUSIVE OF SAID BLOCK 2 APPROXIMATELY 161.24 FEET TO THE POINT OF BEGINNING. ALL IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTH WEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION MADE BY LA SALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 45030, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22501302; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, AND ALL RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN DECLARATION MADE BY LA SALLE NATIONAL BANK AS TRUSTEE RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22501302.

This property is NOT the homestead real property of grantor.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 15 2012

Signature: W. Robin Rose
Grantor or Agent

Subscribed and sworn to before me by the said W. Robin Rose this 15 day of March, 2012.

Notary Public [Signature]

The grantee or his/her agent affirms that, to the best of his/her 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 15, 2012

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Cheryl Buckingham this 15 day of March, 2012.

Notary Public [Signature]

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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)